

HOUSING SECTOR PLAN



REVIEW AND UPDATING OF THE NQUTHU HOUSING SECTOR PLAN

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ABBREVIATIONS AND ACRONYMS

CEC	Committee for Environmental Co-ordination
CMIP	Consolidated Municipal Infrastructure Program
DFA	Development Facilitation Act
DM	District Municipality
DoHS	Department of Human Settlements
ECA	Environmental Conservation Act
EIA	Environmental Impact Assessment
EPWP	Expanded Public Works Program
GIS	Geographic Information System
HSP	Housing Sector Plan
IDP	Integrated Development Plan
IT	Ingonyama Trust
KPI	Key Performance Indicators
LAA	Land Availability Agreement
LED	Local Economic Development
LGTA	Local Government Transitional Act
LUMS	Land Use Management System
LM	Local Municipality
MIG	Municipal Infrastructure Grant
NEMA	National Environmental Management Act
NEAF	National Environmental Advisory Forum
NHBRC	National Home Builders Registration Council
PDA	Planning and Development Act
PHP	People's Housing Process
SDF	Spatial Development Framework
SCA	Social Compact Act

EXECUTIVE SUMMARY

The Municipal Systems Act (Act 32 of 2000) formally introduced Integrated Development Plans (IDP's) as the primary form of planning to be adopted by all metropolitan, district and local municipalities throughout the country. Furthermore the Act specifies that the planning undertaken by a municipality must be aligned with and complement the development plans and strategies of other affected municipalities and other state organs / government departments.

The Provincial Department of Housing (DoHS) KZN supports the role of the Housing Sector Plan (HSP) in order to achieve this alignment and to provide a housing focus to the municipal IDP. The Housing Sector Plan is a 5 year strategic plan that introduces a number of programmes to strengthen the strategic objective of sustainable human settlements. The existing housing sector plan should be reviewed in light of the changing internal and external circumstances that impact on priority issues, strategies, projects and programmes of the municipality. Review of the housing sector plan may be necessary to identify gaps and challenges and take corrective measures to address the challenges faced in housing delivery.¹

“The main purposes of the HSP are as follows:

- ❖ To ensure the effective allocation of limited resources (specifically financial and human) to a large pool of potential development interventions
- ❖ To provide a formal and practical method of prioritizing housing projects and obtaining political consensus for the sequencing of their implementation
- ❖ To ensure more integrated development through bringing together the relevant cross-sectoral role players to coordinate their development interventions in one plan
- ❖ To provide greater spatial linkages between the spatial development framework and the physical implementation of projects on the ground
- ❖ To ensure that there is a definite housing focus for the IDP
- ❖ To provide a critical link between integrated development planning and the practical reality of delivering housing projects on the ground
- ❖ To ensure effective subsidy budgeting and cashflows both at the local municipal and provincial levels”²

Primarily this indicates that the council has evaluated the effective provision of housing and services to prioritise which projects are to be implemented first and which are to be implemented at a later stage. This ensures that limited DoHS and municipal resources are used effectively to ensure that the communities of Nquthu are the beneficiary of a well managed and rapid housing delivery process.

Currently the housing program in the municipality seems to be moving extremely slowly. Plans and estimates made in the 2005 Housing Sector Plan have in general not been realised.

¹ Dept of Human Settlements, 2012, Guidelines for reviewing of HSPs

² PPT Housing Sector Plan Manual, 2008

Therefore, the primary concern of the Municipality and especially the housing official should be responsible for assessing each project to develop strategies for fast tracking these developments.

Based on the ranking of wards by poverty estimated on the percentage of the population that is unemployed in those areas it has been found that Wards 1, 7 (new wards 1, 2, 7) and 6 (new ward 6)³ are the poorest wards by unemployment. Based on the housing demand wards 1, 2 and 7 (new wards 1, 2, 7) are the wards with the highest demand for housing.

The total housing backlog in the Nquthu Municipal has been calculated as 11, 472⁴ households. See calculation below on census 2011 figures it should be noted that ward based figures are as yet not out however the ward based calculations will be updated when Stats SA releases these figures in March 2013.

Dwelling or Housing typology and calculation of Housing backlog

Backlog

House or brick/concrete block structure on a separate stand or yard or on a farm	17869	
Traditional dwelling/hut/structure made of traditional materials	11291	11291
Flat or apartment in a block of flats	1583	
Cluster house in complex	44	
Townhouse (semi-detached house in a complex)	123	
Semi-detached house	6	
House/flat/room in backyard	301	
Informal dwelling (shack; in backyard)	71	71
Informal dwelling (shack; not in backyard; e.g. in an informal/squatter settlement or on a farm)	110	110
Room/flatlet on a property or larger dwelling/servants quarters/granny flat	21	
Caravan/tent	30	
Total	31449	11472

³ The new ward figures have been indicated in brackets

ACKNOWLEDGEMENTS

Greetings, this housing sector plan review aims to update the Nquthu Housing Sector Plan to ensure that the plan can assist the Municipality to effectively deliver housing and associated services to the communities within the municipality.

The primary aim of the HSP is to ensure that there is council support for the housing projects prioritised. This will ensure that communities in the municipal area progressively access housing solution in their areas and that the municipality has a plan to effectively roll out their housing program to benefit the communities of Nquthu.

This document does not in any way replace the IDP but should rather be viewed as a ‘Housing Chapter’ of the IDP. This housing chapter provides additional information in relation to the delivery of housing and enables the council and municipality to effectively deliver housing in the area.

This strategic plan should be reviewed every five years however if an urgent review is required then the plan can be reviewed based on a decision by council.

One key element to the plan is the effective delivery of housing in rural areas as the municipality is predominantly rural in nature. For this reason, this HSP includes a range of information for the delivery of rural housing and included step by step processes to implement a rural housing project.

Of further importance is the effective stakeholder management of the delivery of housing in the municipality. The vehicle for this interaction is the ‘Housing Forum’, meetings, and it is only through these meetings that the housing official is able to manage the delivery of housing in the municipal area.

Thank you,

Municipal Manager

The Hon Speaker

The Mayor

Chairperson
Housing
Portfolio
Committee

1. Introduction

“The main purposes of the HSP are as follows:

- ❖ To ensure the effective allocation of limited resources (specifically financial and human) to a large pool of potential development interventions
- ❖ To provide a formal and practical method of prioritizing housing projects and obtaining political consensus for the sequencing of their implementation
- ❖ To ensure more integrated development through bringing together the relevant cross-sectoral role players to coordinate their development interventions in one plan
- ❖ To provide greater spatial linkages between the spatial development framework and the physical implementation of projects on the ground
- ❖ To ensure that there is a definite housing focus for the IDP
- ❖ To provide a critical link between integrated development planning and the practical reality of delivering housing projects on the ground
- ❖ To ensure effective subsidy budgeting and cashflows both at the local municipal and provincial levels”⁵

Effectively this means that if you try to deliver too many housing projects at the same time you end up delivering no housing projects at all. Housing project prioritization should be based on a number of factors by primarily on the needs of the community and thereafter on the technical feasibility of the project.

Normally when dealing with a number of municipal wards competing for housing and services we need to select the communities or wards in which the communities are in greatest need of housing and service delivery. Thereafter we would ensure that the projects are well located to ensure we are creating sustainable communities that have access to social facilities, and access to employment. And finally we would look at the technical feasibility of delivering that project to the community.

The following HSP has been developed by JIT consultants and reviewed and updated by Kgalawu Consulting cc. Based on the request of the municipality the structure of the HS plan has been maintained with additional information provided where necessary. Effective management of the HSP both by the Municipal Housing Official and the council will ensure that housing delivery in the municipality is fast tracked and that housing projects and products delivered are well received by the relevant communities.

Municipal Vision

“To be the champions of sustainable Local economic and Community Development, through good governance”

Municipal Mission

“We are a united community striving to provide basic services, eradicating poverty and promoting LED through co- operative governance and public participation”

1. ⁵ Project Preparation Trust (PPT): Housing Sector Plan Manual, 2008

2. TERMS OF REFERENCES

2.1 The Project

The Kgalawu Consulting cc has been appointed to review the original Housing Sector Plan (HSP) that was originally developed by the JIT MANAGEMENT. JIT had aimed to achieve a sustainable rural and urban housing for the next five years through the following process:

Phase 1: Develop a Statement on the Nquthu Rural Area

Phase 2: Identification and development of implementation of monitoring and review procedures.

Phase 3: Identification of 17 housing development nodes for Nquthu Area.

Identification and prioritization of housing projects in line with the Integrated Development Plan, Nquthu Sustainable Housing Assessment Doc. (TRP 496 H RPI 657) and Housing Policy Communiqué Circular No. 5/2003.

The Kgalawu review of the HSP will look at all of the plans key components as defined in the '*Guidelines for the review of housing sector plans*', as issued by the KZN Department of Human Settlements. Due to the requests from the Municipality, we have not adjusted the plan significantly and have left the content in as per the original HSP. Where additions have been made, it was to update legislation or other governing policies to ensure that the plan is up-to-date in terms of the current legal framework and to ensure that the plan reflected the current and planned housing provision.

Step One: Statement on The Environment

- Analysis of gathered existing data
- Biophysical environment
- Social environment
- Economic environment
- Political environment
- Institutional environment
- Fieldwork and survey
- Collation of all data analyses
- Tentative pre-feasibility assessment

Step Two: Structured Package of Options

- Statement on Environmental (analysis & synthesis)
- Identify and develop strategic options package through workshops
- Rank/weight strategic option

Step Three: Further Development and Refinement Of Options

- Build on and refine options
- Parallel participation process to develop sustainable development criteria on the proposed 17 nodes

Step Four: Deriving Best Options

- Confirmation and buy –in by ALL stakeholders
- Assess viability of options against sustainable development objectives, vision & identified strategic issues
- Establish possible environmental and other tradeoffs
- Establish a prioritized list

Step Five: Sustainability Guidelines

- Guidelines based on sustainability objectives, strategic stakeholder needs and tradeoffs
- Professional assessment and integration (broader/holistic)
- To build capacity and verify guidelines
- Establish guidelines for each prioritized policy, projects and programmes and integration

Step Six: Identify “Turn Key” Projects

- Projects to ensure implementation plans
It was agreed that the specific tasks to be undertaken would entail:
 - (a) The collation of (as far as possible) all existing data for the area,
 - (b) Interviews with agreed upon key stakeholders,
 - (c) Field research and site inspection,
 - (d) Capacity building of community representatives and ensuring their buy-in to the goals of the strategic environmental assessment,
 - (e) The identification and assessment of information gaps in the available data,
 - (f) The carrying out of a social survey in the area,
 - (g) An initial assessment of the housing development nodes
 - (h) A tentative pre-feasibility assessment of existing development proposals for the area, and
 - (i) The collation of all the data collected in Statement on the Environment report (this report).

2.2 Purpose of this Strategic Housing Plan

The purpose of a strategic housing plan is to clearly define the plan that the Municipality and the Council have for the delivery of housing in the municipal area. Once the plan has been approved, all of the stakeholders from the Implementing Agents (IAs) to the Housing Official have a clear picture on how and where housing is to be delivered. With a clear plan, the Housing Official can dedicate resources, time and effort to these current projects ensuring that they are effectively delivered. Once a project has been completed, cancelled or replaced the next prioritised project on the list can commence.

2.3 Methodology

The methodology described below was followed in developing the initial HSP while the review will update the information provided where necessary. JIT Management undertook steps 1 and 2 of Phase 1 (refer section 2.1) of a three phased strategy for undertaking a strategic environmental assessment for Nquthu and developing a housing plan.

2.4 Data Collection and Literature Research

Underlying the methodology used was the need to build on work already completed and to avoid any duplication of effort. For this reason a literature search, was done on the Internet, Policies and circulars as well as extensive consultations with Municipal Manager, support staff and Mr. Theo

Chetty of the Department of Housing in Durban. Reference was made to the IDP document, LED study. The housing Act KwaZulu Natal/ Ingonyama Act 3 of 1994

2.5 Phase of Project: Feasibility Study: Stakeholders

And electronic (GIS- Geographic information system) data was undertaken and utilized. Some of these related only to portions of the present study area, whilst others extended beyond the boundaries of Nquthu. An analysis of the existing data, as well as those data derived from initial site inspections, was undertaken in order to identify gaps in the data relating to the area and to guide research that would be required.

2.6 Proposed Study: Socio Economic

A number of stakeholder interview were conducted in order to gain an understanding of conflicting forces and imperatives existing in the area that could influence its future housing development. For the purpose of this study the definition of “stakeholders” was adapted from that presented in “ A national strategy for Environmental Management in South Africa” (CSIR, 1998). The definition of stakeholders was accepted as “those who have a general stake in the application of the strategic environmental assessment rather than an interest in a particular activity.” Using this definition, the following categories of stakeholders were defined:

- Land owners and residents in the area;
- Representative bodies active in the area;
- Municipal officials, including local councilors

Personal interviews were conducted with individuals from each of the above categories in order to elicit their views and to allow them to raise any issues of concern. However there were no formal interviews conducted with HOD officials other than consultation with Mr. Theo Chatty of Planning Section on clarification on guidelines of this housing business plan, input from the Department was incorporated into this report.

A field survey was undertaken in which the participants assessed topography, slope, depth and texture of topsoil and subsoil, soil life and vegetation. Potential problems and possible solutions to these were also identified in a participatory manner. This was followed by a transect walk undertaken to explore the various proposed and prioritized housing projects.

2.7 Objectives

The objectives of this study was:

Explore various housing development packages with Nquthu Locality.

Conduct a brief topographical survey

Establish the availability of infrastructure to support various housing projects.

Determine the extent of the area available for housing activities;

Identify and verify perceptions and views about government rural housing in rural areas;

Prioritize housing projects

2.8 Social Survey

A social survey was conducted by CASE in order to verify existing data as well as to collect further data from residents in the area. The objective of the survey was to gather information from the local community concerning the following aspects of the study area:

- Demographics

- Tenure
- Existing skills & levels of education
- Work experience
- Economic activity
- Sources of (cash) income
- Work
- Development efforts
- Infrastructure
- Social infrastructure
- Environmental perceptions

All the data collected was coded and analyzed .A deeper interrogation of the data as well as additional studies in the form of focus group interview will be necessary to expand on the information gathered.

3.1 The Constitution of South Africa

The present constitution of South Africa includes a number of provisions relevant to the future development of Nquthu. Section 24 of the constitution states that everyone has the right to:

“An environment that is not harmful to their health or well-being; and to have the environment protected, for the benefit of present and future generations, through reasonable legislation and other measures that;

- Prevent pollution and ecological degradation
- Promote conservation; and
- Secure ecologically sustainable development and use of natural resources while promoting justifiable economic and social development”.

The Constitution also describes the objectives of local government, including regional council as

- The provision of services to communities in a sustainable manner,
- The promotion of social and economic development
- The promotion of safe and healthy environments, and
- The encouragement of community and community organization involvement in matters of local government

This section goes on to state that a municipality must strive, within its financial and administrative capacity, to achieve the above objectives.

With regard to the development duties of local government, a municipality must:

- Structure and manage its administration and budgeting and planning processes to give priority to the basic needs of the community, and to promote the social and economic development of the community; and
- Participate in national and provincial development programmes

3.2 The National Environmental Management Act (Act No 107 of 1998)

The National Environmental Management Act (NEMA) came into force in January 1999. The Act embraces all three fields of environmental concern namely resource conservation and exploitation, pollution control and waste management, and land use planning and development. NEMA gives effect to the White paper on environmental management policy for South Africa and will, to certain extent, supercede the Environment conservation Act (Act 73 of 1989)

The provisions and application of NEMA are underpinned by the Brundtland report's definition of sustainable development and grounded in the context of South Africa's democratic transition. NEMA's definition of sustainable development is as follows:

“The integration of social, economic and environmental factors into planning; implementation and decision making so as to ensure that development serves present and future generations.”

The act is premised on eighteen principles, many of, which include a number of internationally, recognized environmental law norms such as the precautionary principle and the polluter pays principle. Principles peculiar to South Africa, which redress the country's apartheid past, include a provision that special measures may be needed to ensure equitable access for persons disadvantaged by unfair discrimination to environmental resources, benefits and services, in order to meet basic needs and ensure human well-being. NEMA emphasizes the need for cooperative governance and sets in place two institutions, the National Environmental Advisory forum and the Committee for environmental Coordination (CEC).

Chapter 5 NEMA, entitled “ Integrated Environmental management, complements the environmental assessment provisions of the environment conservation act (act 73 of 1989) and the environment impact assessment regulations promulgated under it, by providing broad terms for the Integrated environment management philosophy into be applied in the carrying out of EA's

The “General Duty of Care” in the National Environmental management act states “every person who causes, has caused, or may cause significant pollution or degradation to the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorized by law and cannot be reasonably avoided or stopped, to minimize and rectify such pollution or degradation of the environment “ (Section 28 (1).

The National environmental Management act provides for the recovery of costs and damages for rehabilitation of the environment or for preventing damage to the environment (Section 34). A further far reaching provision provides for the imputation of liability to a director of a firm where the offence in question “ resulted from the failure of the Director to take all reasonable steps that were necessary under the circumstances to prevent the commission of the offence “ (Section 34 (7).

3.3 Housing act (act 107 of 1997)

The purpose of the Housing Act is, inter alia, to provide for the facilitation of a sustainable housing development process and to lay down general principles applicable to housing development in all spheres of government. In terms of this act the functions of local government include ensuring that the process of integrated development planning takes all necessary steps to ensure that, within the framework of national and provincial housing legislation, all inhabitants of the area of jurisdiction have access to adequate housing on a progressive basis. Furthermore local governments must set housing goals and identify and designate land within their areas of jurisdiction for the development of housing.

3.4 Additional Rural Guidelines for Housing Development on Traditional Land

The following factors, dealt with in the existing guidelines, continue to be applicable to the approach proposed in this document:

- **The Expenditure of Public Monies**

Rural subsidies are public monies and the expenditure thereof must take place in compliance with the principles of the Public Finance Management Act, Act 1 of 1999.

- **Planned & Integrated Development**

All development, including rural development must take place in accordance with relevant municipality's Integrated Development Plans or Spatial development plans where IDP's have not been fulfilled.

- **Support of the Municipality**

The municipality having jurisdiction over the project area must support all development, including rural development.

In order to ensure that development proceeds in a co-ordinated, sustainable and integrated basis, the Department of Housing requires housing developments to be driven by municipalities.

3.5 Local Government Transition (Act 209 of 1993)

The local Government transition act enables local authorities to adopt by laws to supplement existing planning and development legislation. Most local authorities already have bylaws, which relate specifically to the keeping of livestock, poultry, and small –stock to preventing noise, nuisance, small, pollution, and the spread of rodents, unhygienic conditions and promoting public health. Many local authorities adopt a pragmatic approach to the application bylaws and only act upon complaints from residents. The principles behind health bylaws are sound and will have applicability in developing appropriate land use management mechanisms in Nquthu.

3.6 The environmental Conservation Act (Act 73 of 1989)

The Environmental conservation act is intended to “provide for the effective protection and controlled utilization of the environment and for matters incidental thereto”. The act includes a policy for environmental conservation and deals with the establishment of a Council for the Environment and a Committee for Environmental Coordination. It also includes sections on the protection of the natural environment, control of environmental pollution, and the control of activities deemed to potentially have detrimental effects on the environment. The regulations under this Act include details of the requirements of environmental impact assessments, waste management procedures (the identification of matter as waste and the application for waste disposal site permits) and the control of noise. The requirements of this Act will have to be considered prior to undertaking any future development in Nquthu.

3.7 The KwaZulu-Natal Planning and Development Act (Act 6 of 2008)

The KZN planning and development act enables a Municipality to approve planning submission in relation to the development of the Municipality. Specifically the act aims to provide the following:

- the adoption, replacement and amendment of schemes,
- the subdivision and consolidation of land;
- the development of land outside schemes;
- the phasing or cancellation of approved layout plans for the subdivision or development of land;
- to provide for the alteration, suspension and deletion of restrictions relating to land;

- to establish general principles for the permanent closure of municipal roads or public places;
- to provide for the adoption and recognition of schemes,
- to provide for compensation in respect of matters regulated by the Act;
- to establish the KwaZulu-Natal Planning and Development Appeal Tribunal;
- to provide for provincial planning and development norms and standards;

It is critical to note that planning and development decisions must be taken by local government, with appeals being resolved by an independent tribunal of experts appointed by the responsible Member of the Executive Council in consultation with the Executive Council of the Province.

4.0 Local Context

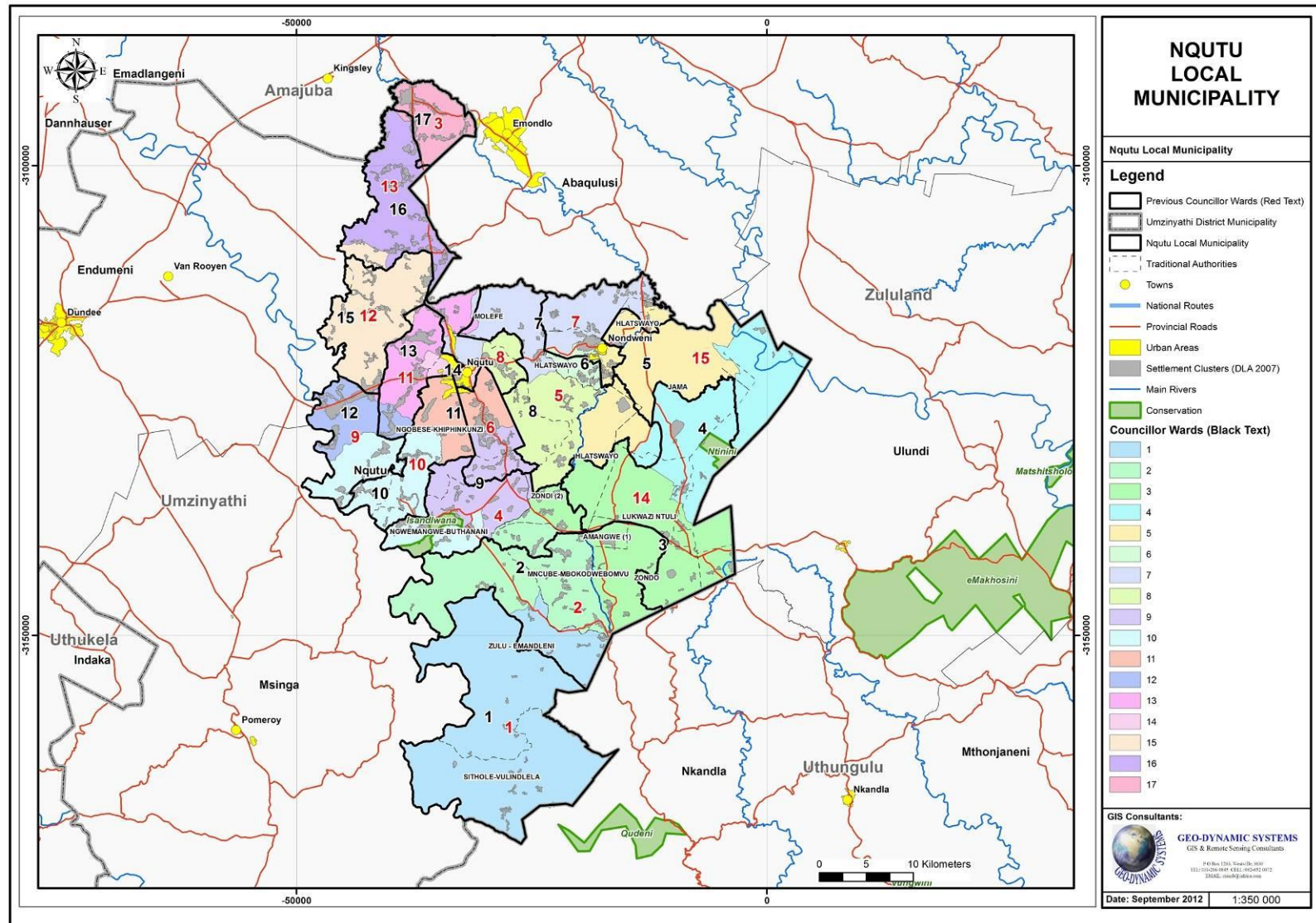
4.1 Spatial Context

- Identifies the opportunities and constraints offered by the environment to development policies, plans and programmes;
- Sets the criteria for levels of environmental quality or limits of acceptable change;
- Is a flexible process which is adaptable to the policy, planning or sectoral development cycle;
- Is part of a tiered approach to environmental assessment and management;
- Has a scope defined within the wider context of environmental processes,
- Is a participative process; and
- Is based on the principles of precaution and continuous improvement in achieving sustainability objectives (CSIR, 1999),

The need for this integrated assessment in Nquthu is underlain by a number of issues. Nquthu is a complex area for many reasons. It encompasses numerous areas, which fall under a variety of local Chiefs with cross border issues. Nondweni lies on Eastern side of the Municipality. Mathambo lies on the North West Side of the Municipality, whereas Haladu lies on the Northern side of the Municipality with Mgazi School and Mangwini lying on the Southern side. Hlati Dam lies on the Western side of town. However, of note is the fact that Haladu is under Chief Molefe and is a cross border area within Zululand Municipality.

Dense settlement and low levels of basic services and facilities characterize the area. The area is predominantly rural. Very little bulk infrastructure exists in this area. However, the Umzinyathi bulk water scheme has already reached most of the areas. In general, Nquthu has been identified as a disadvantaged and marginalised area that is in dire need of basic services and employment opportunities.

Nquthu Layout Map with 17 Wards



4.2 Demographic Context

Premier's poorest wards evaluation

The DoHS ranks the poorest wards in the KZN Province through a range of indicators including health, education and access to employment. Based on this assessment significant investment especially in wards 1 and thereafter in wards 2 and 10 are critical.

It should be noted that these wards suffer significantly due to a lack of employment and education, therefore a dedicated strategy needs to be developed for investment in these wards. While a rural housing project especially in ward 1 would benefit those communities it is critical that additional education facilities be provided in ward 1, while economic development strategies especially in wards 1, 2 and 10 be investigated to generate employment in those areas.

Statistics South Africa Global Figures for Nquthu Municipality 2011

Type of main dwelling - main

for KZN242: Nqutu, Housing adjusted, Housing unit

House or brick/concrete block structure on a separate stand or yard or on a farm	17869
Traditional dwelling/hut/structure made of traditional materials	11291
Flat or apartment in a block of flats	1583
Cluster house in complex	44
Townhouse (semi-detached house in a complex)	123
Semi-detached house	6
House/flat/room in backyard	301
Informal dwelling (shack; in backyard)	71
Informal dwelling (shack; not in backyard; e.g. in an informal/squatter settlement or on a farm)	110
Room/flatlet on a property or larger dwelling/servants quarters/granny flat	21
Caravan/tent	30
Total	31449

Toilet facilities

for KZN242: Nqutu, Housing adjusted, Housing unit

Flush toilet (connected to sewerage system)	1607
Flush toilet (with septic tank)	215
Chemical toilet	741
Pit toilet with ventilation (VIP)	11268
Pit toilet without ventilation	13371
Bucket toilet	301
None	2753
Other	1357
Total	31613

Grouped level of education and Sex by Population group
for Person adjusted, KZN242: Nqutu, 20+

	Black African	Coloured	Indian or Asian	White	Other	Total
No schooling						
Male	4594	1	2	9	10	4616
Female	8574	2	9	10	7	8602
Total	13168	3	11	18	17	13218
Some primary						
Male	6347	8	11	2	6	6374
Female	9701	7	4	6	7	9725
Total	16048	15	15	8	12	16099
Completed primary						
Male	1584	2	1	-	4	1591
Female	2428	1	1	2	-	2432
Total	4012	3	2	2	4	4023
Some secondary						
Male	8937	4	5	7	25	8978
Female	12888	3	6	11	11	12919
Total	21826	7	11	18	37	21897
Grade 12/Std 10						
Male	5537	3	7	2	22	5572
Female	9199	5	6	5	8	9222
Total	14736	8	12	7	30	14793
Higher						
Male	1023	1	-	2	10	1037
Female	1726	2	1	4	1	1734
Total	2750	3	1	6	11	2771

**Official employment status and Sex by Population group
for Person adjusted, KZN242: Nqutu, 15 - 64, Household**

	Black African	Coloured	Indian or Asian	White	Other	Total
Employed						
Male	4373	5	11	6	42	4437
Female	5485	4	3	5	13	5509
Total	9858	10	14	11	55	9946
Unemployed						
Male	3560	3	6	2	-	3572
Female	4358	2	5	1	6	4372
Total	7917	6	11	4	6	7943
Discouraged work-seeker						
Male	5161	-	2	4	21	5188
Female	7706	6	5	11	3	7730
Total	12867	6	7	14	24	12918
Other not economically active						
Male	23564	19	20	11	18	23632
Female	31692	19	19	20	17	31767
Total	55256	39	40	31	35	55399

Energy or fuel for cooking**for KZN242: Nqutu, Housing adjusted, Housing unit**

Electricity	12928
Gas	918
Paraffin	2573
Wood	10686
Coal	442
Animal dung	3755
Solar	28
Other	228
None	55

Energy or fuel for lighting**for KZN242: Nqutu, Housing adjusted, Housing unit**

Electricity	16768
Gas	86
Paraffin	649
Candles	13867
Solar	60
Other	-
None	183

Refuse or rubbish**for KZN242: Nqutu, Housing adjusted, Housing unit**

Removed by local authority/private company at least once a week	2694
Removed by local authority/private company less often	175
Communal refuse dump	331
Own refuse dump	25884
No rubbish disposal	2091
Other	438

Piped water**for KZN242: Nqutu, Housing adjusted, Housing unit**

Piped (tap) water inside dwelling/institution	2520
Piped (tap) water inside yard	7606
Piped (tap) water on community stand: distance less than 200m from dwelling/institution	9734
Piped (tap) water on community stand: distance between 200m and 500m from dwelling/institution	3182
Piped (tap) water on community stand: distance between 500m and 1000m (1km) from dwelling /institution	1155
Piped (tap) water on community stand: distance greater than 1000m (1km) from dwelling/institution	631
No access to piped (tap) water	6783

Table 3: Voluntary Counseling Test Programme: Period 2004-2005
(Source: CJM Hospital)

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Males tested	34	22	12	35	22	21	16	26	51	38	40	35
Male positive	9	9	5	10	9	8	3	10	9	17	14	16
Females Tested	37	43	36	45	43	24	33	49	29	62	76	94
Females Positive	22	24	23	28	24	12	13	18	24	27	33	52
Self referred	52	51	42	71	51	40	34	64	65	69	81	101
Pre test Counseling	74	66	50	80	63	48	52	79	86	102	117	130
Tested	71	65	50	80	65	45	49	75	80	100	113	129
Not Tested	3	1	2	0	1	3	4	6	2	4	4	1
Positive	31	33	28	38	33	20	16	28	33	44	47	68
Negative	40	32	10	42	32	25	33	45	47	56	66	61
Ongoing Counseling	59	90	44	0	90	42	0	132	127	89	197	214
Rapid HIV test kits	164	98	100	118	98	65	49	75	113	100	113	129

The area has nine Traditional Authorities who control more than 90% of the land and its distribution. The respective Amakhosi however work with the municipality on all developmental issues.

Due to new demarcations, chief Jama's area has been added into the jurisdiction of Nquthu Municipality area, however the Municipality has not yet received the population figures on the newly added traditional authority.

Table 4: The Traditional Authority Population Demography (2001)

Traditional Authority	Areas/(Izigodi)	Population Census2001	Estimated Population 2012	Inkosi Yendawo
VULINDLELA	Obengwane, Emsamo, KwaNgqulu, Oshayanyawo Mabiza, Kubagayi, Emathengeni, Johnson, Emasangweni	18807	19911	Inkosi Sithole
MBOKODWEBOMVU	Emangweni, Magogo, Mdutshana, Emhosheni Silutshana, Mbokodwe, kwaQwabe, Mngxangala Esigqokweni, kwaNdwane.	13520	14314	Omele Inkosi Mncube Acting Sub Chief Mbatha
MOLEFE	Mkhonjane, Zicole, Mashesheleng, Mafitleng Ziqhazeni, Jabavu, Maduladula, Patsoana Mhlungwane, Ngolokodo/ Nkande, KwaMathambo Ohaleni, Mphazima, Mphondi, Masotsheni Ndindindi, Mahloleng, Mqhedlana, Hlathi Dam KwaMaceba, Mabalane, Mthutshane, Sgqumeni Majuba, Silonjane, Haladu, Ndatshane, Ngonini Ngobhoti	34741	36781	Inkosi Molefe
MANGWEBUTHANA NI	Sigubudu, Ngonyameni, Nkomokazini, Mkhuzangwe	12061	12769	Inkosi Mazibuko
ZONDI	Fahlaza, Bhekabani, Sibongile, Kwa Nyezi Mabululwane, Magala	6474	6854	Inkosi Zondi
KHIPHINKUNZI	Gubazi/ Vulamehlo , Mtshongweni, KwaNgedla Ncepheni, Ntanyandlovu, Esikhaleni, Ngwebini Khayelisha, Sunrise/ Mfongomfongo, Thokoza Mbewunye, KwaVuna, Magongoloza, Kwa Shabeni Luvisi/ Ezinkondlwaneni	25917	27439	Inkosi Ngobese
SIZAMILE	Zwelisha, Butteside, Ekukhanyeni, Mahlunulu Etsheni, Nyakaza	12203	12919	Inkosi Hlatshwayo
EMANDLENI	KwaGundu, Ezikoleni, Nkhaane, Manxili, Gubazi Hlajakazi, Nkunyana, Mfeka	20810	22032	Omele Inkosi Sub Chief

				Mdletshe
JAMA	Ntinini, Mathutshane, Ogazini, Mazungeni, Seventeen, Ubombo, Zwelisha, Ntababomvu Mabhenge, Mqobhi, Hwanqane, Voyiza Snyman, Nyakaza, Vumankala, Hlinzeka Chibide, Sicelimfundo, Ntatshana, Ngwebini	12950	13710	Inkosi Jiyane
	Totals	157985	167 260	

5.0 BIOPHYSICAL CONTEXT

5.1 Climate

Nquthu enjoys a subtropical climate with warm to hot summers and cold winters climate of the area is influenced by its lack of vegetation. Cold fronts are usually preceded by clear weather and northeasterly winds. As the front passes over conditions change rapidly from sunny and clear to become overcast and cold with southwesterly winds.

5.2 Rainfall

Nquthu lies within a summer rainfall area. Mean monthly rainfall (Table 8) for the area ranges from a high of 127mm in February to a low 26mm in July (Institute of Natural resources, 1998). This compares with averages of 113mm in February and 39mm in July at the Durban international airport (Department of Environment Affairs, 1999).

Rain is usually associated with either thunderstorms (particularly in the summer months) or cold fronts. Thunderstorms generally produce localized downpours, which often result in flash floods. Two such floods both unofficially considered to have exceeded the 1:50 year flood levels (this could not be confirmed by official sources such as the Hydrology section of the Department of water affairs and Forestry. Rainfall associated with cold fronts is generally in the form of soaking rains over a period of one or more days.

Aside from flash resulting from thunderstorms and similar rainfall events, phenomena such as cut off low-pressure systems and tropical cyclones may also result in high rainfall and cause significant flooding.

Table 5: precipitation (mm) recorded over a 29-year period

Month	Monthly Total	24 hour max		Total per Month / Year			
		Max	YY/DD	Max	Year	Min	Year
Jan	134	110	86/18	310	1984	38	1969
Feb	113	197	85/09	361	1985	21	1980
Mar	120	160	76/20	397	1976	18	1989
Apr	73	106	89/15	275	1976	20	1985
May	59	111	71/12	227	1971	1	1986
Jun	28	109	61/20	139	1961	0	1971
Jul	39	69	83/24	147	1963	1	1990
Aug	62	91	81/28	252	1981	3	1967
Sep	73	132	87/28	402	1987	10	1974
Oct	98	105	85/30	251	1964	24	1971
Nov	108	163	63/13	233	1963	27	1989
Dec	102	163	63/13	233	1693	27	1989
Year total	1009	197	85/09	1284	1976	604	1980

5.3 Temperatures

The study area experiences mild winters and warm to hot summers. The average monthly temperatures range from high of 28°C in February to low of 10.5 °C in July (table9) Maximum recorded temperatures at the Weather Bureau area, throughout the year, in the mid to upper 30's reaching 40°C in summer. Discomfort indices temperatures calculated taking factors such as humidity into account-may rise as high as the mid to upper 40's during the height of summer.

Table 9: average daily temperatures and maximum and minimum temperatures recorded at. Data supplied by the Weather Bureau, Department of Environment Affairs

Table 6: Average daily temperatures

	Average daily temperatures		Maximums	Minimums
	Minimum	Maximum		
Jan	21.1	27.8	36.2	17.3
Feb	21.1	28.0	33.9	17.1
Mar	20.2	27.7	34.8	16.1
Apr	17.4	26.1	36.0	12.3
May	13.8	24.5	33.8	8.7
Jun	10.6	23.0	35.7	5.9
Jul	10.5	22.6	33.8	5.8
Aug	12.5	22.8	35.9	7.3
Sept	15.3	23.3	36.9	10.0
Oct	16.8	24.0	40.0	11.9
Nov	18.3	25.2	33.5	13.8
Dec	20.0	26.9	35.9	15.9
Year	16.5	25.2	40.0	5.1

5.4 Winds

The prevailing winds (Table 10) are from the North (11%) and north east (17%). South westerly (10%) and south westerlies (10%) are also common. The winds from the north generally precede both coastal lows and cold fronts. Southerly winds generally follow the cold fronts and often manifest as "Busters". "Busters" occur when the calm windless conditions associated with the passing of the frontal systems rapidly (over the space of a few minutes) become strong (sometimes gale force) southerly winds.

Table 11: percentage frequency of occurrence of wind speeds (metres per second) based on mean hourly wind speed recordings

Table 7: Prevailing Winds

Month	0-1.0	1.1-1.5	1.6-3.5	3.6-5.5	5.6-8.0	>8.0
1	0.5	3.1	35.2	30.6	22.9	7.7
2	0.6	3.7	35.4	28.5	18.9	7.3
3	0.5	4.6	40.2	28.5	18.6	7.3
4	0.7	5.0	45.9	24.3	17.4	6.8
5	0.8	5.9	59.0	20.7	11.1	2.5
6	0.9	6.4	62.4	16.1	9.7	4.4
7	1.0	8.1	50.3	20.2	13.3	6.2
8	0.4	5.5	44.8	21.4	18.4	9.6

9	0.6	5.1	35.4	26.5	21.1	11.4
10	0.4	3.1	33.5	26.5	22.9	13.7
11	0.3	2.7	34.8	27.0	23.5	11.7
12	0.6	4.7	42.9	24.8	18.8	8.2

5.5 Topography

Nquthu lies inland of the relatively flat plain of Kwazulu Natal and lies between approximately 125 and 450 metres above mean sea level. The area is characterized by broken topography with plateaus comprised of rounded hilltops and bisected by gentle slopes incised river valleys in the East and a step escarpment falling into isandlwane south. The main topographical components of the study area are the deeply incised river valleys running in a southeasterly direction across the site and separated by a narrow ridge. Much of the gentle land occurs in the central, southern and western parts of the study area.



7.4 Geology

Data regarding the geology of the area is sparse and only mapping at a scale of 1:250000 were available at the time of writing this business plan. The area is underlain predominantly by Avalon soil.



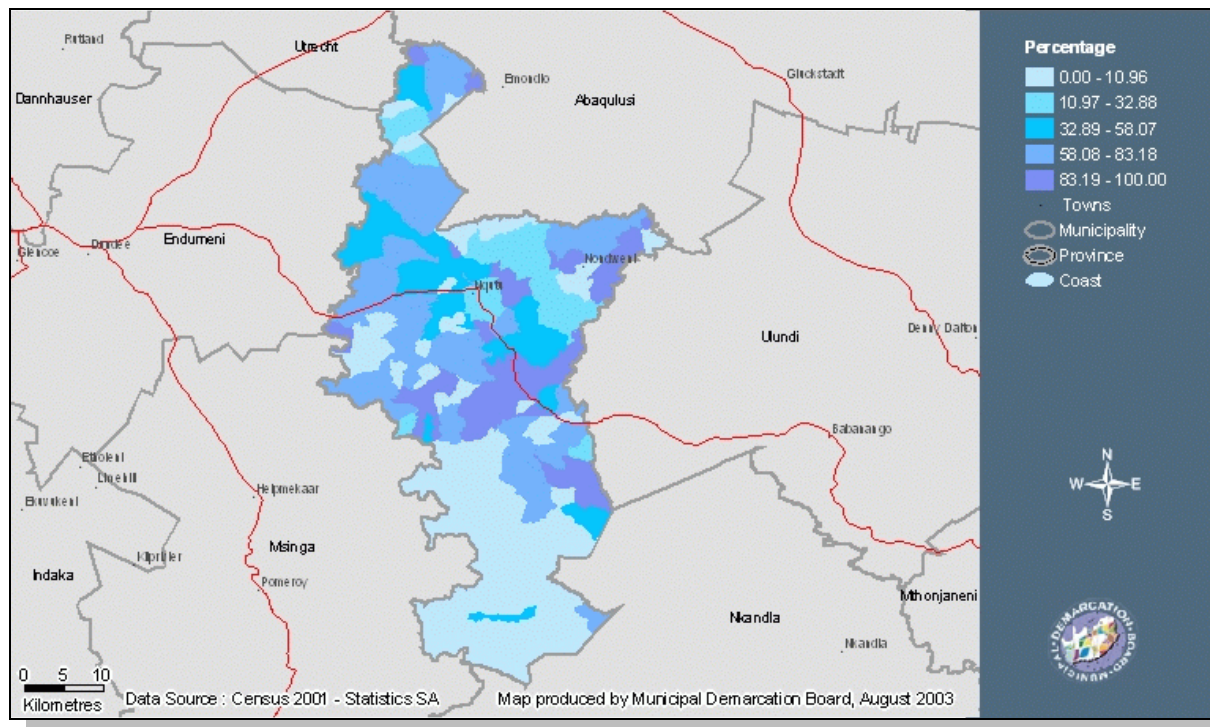
5.7 Hydrology

5.7.1 Surface water resources



The area lies along the catchment boundary between Ncome and Umzinyathi. Despite the fact that there had been good rains prior to the site investigation, both these rivers were little more than streams. There was perception amongst community members that the volume of water in the rivers had decreased compared to twenty years ago. However, no flow data were available to either support or disprove this perception.

Alluvial sands, ranging from coarse to fine sands, were present along the bed of the Ncome River. The river course was braided and there was evidence that changes in the course of the main channel were frequent. There was also evidence that flash flooding occurs, as freshly deposited flood debris was present on the trees and shrubs along the river. This was taken as evidence of significant floodwater volumes as the streambed lies on wide (approximately five metres) flood plain along the valley floor.



The water quality in the rivers appeared good. Although formal sampling of the aquatic life was not undertaken, the presences of a number of species were noted. These included crustaceans such as fresh water crab (*Potamon* sp.) also present were a variety of insect larvae. Interestingly though, no evidence was found of either adult or larval (tadpoles) amphibians in the rivers. However, both adults and numerous tadpoles of at least two species of frogs (*Rana angolensis* and another unidentified species) were present in a pool formed in an excavation in a seepage area high on the side of the valley. This could indicate that some contamination of the river water has occurred. Possible sources of contamination include detergents (laundry is done in the rivers,) faecal contamination.

5.7.2 Ground water



A number of boreholes exist within the study area. Yields from these boreholes are between 3 10 cubic metres per hour (Institute of Natural resources, 1998). At the time of writing this report, no water quality data were available for these boreholes. Secondly there are two 6mg/l reservoirs that supply the whole area in addition phase 1 and phase II of Mzinyati water scheme that is nearing final stages. Our efforts to obtain the water current water network from the District Municipality, DSB and the municipality as well as the regional water management organisation i.e. the Uthukela Water Scheme. In all situations, no office appeared to have the current water network layout. However it is imperative to note the importance of water in the development of any housing project, as construction requires adequate and constant supply of water. It is on this basis that in the planning process for housing projects, the aspect of water availability must be taken into consideration.

Table 8: Access to Water for communities in Municipality

Piped water

for KZN242: Nqutu, Housing adjusted, Housing unit

Piped (tap) water inside dwelling/institution	2520
Piped (tap) water inside yard	7606
Piped (tap) water on community stand: distance less than 200m from dwelling/institution	9734
Piped (tap) water on community stand: distance between 200m and 500m from dwelling/institution	3182
Piped (tap) water on community stand: distance between 500m and 1000m (1km) from dwelling /institution	1155
Piped (tap) water on community stand: distance greater than 1000m (1km) from dwelling/institution	631
No access to piped (tap) water	6783

In accordance with the above table, it is clear that the MziNyathi Water Scheme made concerted effort to provide basic 200m standpipes to the communities. Water provision in Nquthu is the responsibility of both the District Municipality and the Uthukela Water Scheme. Water is pumped from Vant's Drift and is processed in a treatment plant situated at Nquthu town and then pumped to a 10ml reservoir just outside the town. Three thousand one hundred and forty one households are serviced by from this reservoir through internal reticulation.

However, Nondweni is serviced from Nondweni River and has three 1ml reservoirs, which stores its serviced water.

The rest of Nquthu rural areas are serviced through the Umzinyathi Water Scheme. Protected springs and boreholes supplement this with hand pumps that supply more than five thousand families.

The aspect of water availability is of crucial importance in the housing development and forms part of the human basic human rights within the Constitution of South Africa. It would be noted that it is equally critical to address the issue of water availability and supply when implementing a housing project. This is evidenced by the fact the municipality had planned to implement a

housing project at Qhudeneni during this financial year, however this was not feasible as it was discovered that the area has no proper water supply.

On the same note, the phasing of projects for implementation would be done so taking into consideration of the availability of water within each of the proposed areas.

It is therefore for the municipality to immediately obtain the current and future water network from Uthukela Water Scheme once they finalise the study they are currently doing.

5.8 Vegetation

The vegetation of the study area has been significantly disturbed through a variety of human activities. These include:



- The removal of indigenous vegetation during the establishment of fields, predominantly for the small scale seasonal subsistence
- The area was traditionally used as battlefield in the older times i.e. The Anglo Zulu war at Isandlwane and the Boer Zulu war at Ncome respectively, hence the unavailability of trees.

There are a number of tracks and badly maintained contour roads present throughout the grassland areas of Nquthu. Some areas of this grassland appeared to have been cultivated in the past whilst extensive tracts showed only evidence of being overgrazed. Foremost (mostly scrub) were present on the escarpment and the steeper valley slopes.

5.9 Grassland

The only remaining grasslands of any significant size are those occurring in Haladu and towards Isandlwane. Initial investigations indicated that these grasslands might be separated into two types. These would be the grasslands on the valley bottoms and adjacent valley slopes and the grasslands present on the plateau areas and hilltops.

The grassland on the slopes within the river valleys contains small areas of species such as *Themeda triandra* (red grass), which are typically indicative of well-developed or undisturbed grassland. However species indicative of disturbed areas are far more common and widespread. Many species indicative of disturbed areas are far more common and widespread. Many stands of *Pteridium aquilinum* (bracken) are present in the grasslands on lower slopes of the valleys. There was also evidence that the grasslands were being encroached into by trees, mostly *Mangifera indica* and various *Acacia* species such as *Acacia karoo*, as well as by alien invasive species such as *Lantana camara* and *Chromolaena odorata*. This encroachment was spreading predominantly from the scrub forests found in the steep areas and along the drainage lines running down the valley sides. It would appear that alien invasive species are also being transported on the riverbanks from where they spread into the adjacent grasslands.

Grass species indicative of past disturbance are widespread throughout the grasslands on the plateau areas. Such species included *Aristida Junciformis* (Ngongoni bristle grass), *Melinis repens* (Natal red top), *Aristida congesta* (tassel bristle grass) and *Hyparrhenia hirta* (common thatch grass). Other grass species recorded were *Cymbopogon validus*, *Eragrostis racemosa*, *Imperata cylindrica* and *Perotis patens*. Aside from grass species there were a number of other plants present in the grasslands. These included a various species of *Helictysum* (e.g. *Helichrysum auriceps*), *Senecio* as well as species such as *Cirsium vulgare* (Scotch thistle), which are considered as weeds. Scattered throughout the grasslands, at very low densities, were also tree, most commonly either *Syzygium cumini* (Jambolan plum – an introduced species) or *Saligna* gums.

The basal cover ⁴ in the area typically ranged between 30 and 60%. Of concern was that the grassland area on the steep valley slopes tends to be the areas with the lowest basal coverages. This has implications in terms of soil erosion. Given the erodability of the area.



Basal cover is an indication of the percentage of the ground surface that is covered by plants. For example, a basal cover of 30% implies that 70% of the area within the sampled quadrat is bare soil.

The soils in the area (refer to section 6.2.4) the poor grass cover indicated that soil erosion could be increasing. This is evidenced by significant donga formation found on these slopes; there was evidence of small drainage channels beginning to form between the grass clumps. These could be indicative of the start of the formation of erosion dongas. This could only be established through a monitoring programme.

Whilst presence of species indicative of disturbance to the grasslands are common, the diversity of grassland species (both in terms of floral species such as grasses and other flowering plants as well faunal species, specifically birds and insects) present indicate that the potential for rehabilitation process will require that an affective management plan designed, implemented and effectively monitored.

5.10 Wetlands

A number of seepage areas and springs are present in the study area, particularly in Haladu. The majority of these wetlands are small. One exception is a wetland in Haladu. There are also natural springs in Ncome, Mathambo and Nkande area.

The wetlands are important sources of water in the area. Sixteen percent (16%) of the residents in Haladu are dependent on the streams in the area for their water supply. These streams are fed from the wetland areas. These wetlands also serve as filters thus contributing towards improving the water quality in the streams and are important components of the natural storm water management system.

5.11 Crops

Crops cultivated on subsistence basis in the area included:

- Maize melies (extensively in Isandlwana Haladu, Ncome, Mathambo, Hlati dam, Nondweni
- Potatoes
- Spinach in Mgazi High School
- Tomatoes
- Beans
- Onions



Generally, Nquthu is a very fertile place and has great potential to be turned into being a farming hub. This is evident in the low laying areas such as Haladu, Hlathi dam as well as Mgazi. In order to tap from this potential economic growth potential, perhaps it would appropriate to form cooperatives made of at least ten community members per cooperative. The members may then approach the Department of Agriculture for funding and training on community gardens so that they produce vegetables which can be sold in the ever busy Nquthu as well as neighboring areas like Vryheid and Dundee.

Through site visits, it became evident that the residents of Nquthu have thousands of cattle that graze on nearby farms. This is another potential for economical development and self sustainability, that is if the owners of these herds of cattle can forms themselves into an association and approach the Land Bank through the Department of Agriculture.

5.12 Vegetation status

Although there are presently no formally recognized conservation areas within Nquthu, there are a number of important areas of vegetation. The best known is the ecologically important aloe-

plant, which is situated below the escarpments on the eastern side towards Nondweni and Nquthu. The grazing land is limited to grass with little or no trees at all.



6.0 BULK INFRASTRUCTURE CONTEXT

6.1 Electricity

Table 9: Energy for Lighting: Nquthu Municipality: Census 2011

for KZN242: Nqutu,
Housing adjusted,
Housing unit

Electricity	16768
Gas	86
Paraffin	649
Candles	13867
Solar	60
Other	-
None	183

Electrification of the area has commenced (Phase 2) many of the residential areas in Haladu and Ncome and for the other areas the registration is on going especially those close to the main road, R68. From the statistics it is clear that only a small percentage of households have and make use of electricity. The conclusion that can be drawn here is the serious low levels of affordability.

6.2 Roads

Nquthu is strongly linked to the surrounding towns of Dundee, Melmoth, Vryheid and Newcastle. Dundee is linked to Nquthu via a tarred road R68, and provides most of the administrative and institutional needs. It serves as the commercial core for the Nquthu residents particularly those in the southern portion of the Municipality.

The main transportation route through Nquthu Local Municipality is the R68 linking Ulundi and Newcastle/Dundee. Other important roads in the area are the R33 passing through the northern part of the Municipality, the road passing east of Nondweni linking Vryheid with the R68 and the gravel road linking Nquthu with Kranskorp road.

The district roads and access roads provide access throughout the central and northern areas of Nquthu; however, there is limited access to Ward 2 and throughout Ward 1. Ward 1 is isolated from the remainder of the Municipality, only accessible from the east from the Kranskorp road.

Due to these routes passing through the Municipality, Nquthu is fairly accessible, with the route from Dundee to Melmoth being the shortest route from Newcastle/Ladysmith and Ulundi and the KwaZulu – Natal north coast.

A link road that would pass through Nkandla is nearing its completion and is fully funded and constructed by the Provincial Department of Transport and Roads. In addition to this, the National Department of Roads commissioned the upgrade of D1566, which forms one of the potential economic links to the development a nature conservation, multi purpose center as well as grape farming at Qhudeni.

Nquthu in general has great potential for growth and development in terms of agricultural produce, and tourism at has the heritage sites i.e. Isandlwane and Ncome, that are annually visited and only require a good infrastructure and strategy to unlock this untapped potential.

8.3 Road Networks & Economic Benefits

The settlement pattern in Nquthu has been influenced by agricultural potential and access to physical and social infrastructure. It comprises largely of rural settlement, with the main semi-urban center being Nquthu Town. Nondweni, Ngalokodo and Isandlwane are additional centers, all playing significant roles in servicing the rural community.

Nquthu Town is almost centrally situated in Ward 14 at the intersection of the R68 with the R54 tarred road linking Blood River, through Nondweni to Vryheid. Nquthu Town being located strategically at the intersection of these two routes accounts for its dominance in terms of its economic and social development. Of the two routes R68 is the strongest and accommodates the main stream of economic energy.

Nondweni is a resettlement town established during the apartheid era. In contrast to Nquthu Town it does not serve a large rural population. The rural resettlements dispersed through the Municipal area all have a dormitory function and rely on Nquthu Town for employment, goods and services. Nquthu is therefore subject to peripheral dependency and at the core of what can be regarded as a physical segregated area, particularly with regard to the Wards in southern section of the Municipality. The road network that provide the links between Nquthu and these dormitory settlements is not particularly well defined and maintained. If strengthened, they do however provide opportunities that facilitate improved integration.

In accordance with the IDP and LED respectively “Poverty alleviation is undoubtedly the key developmental challenge of the developing world. This becomes even more daunting in view of job losses and growing unemployment due to retrenchment and restructuring in private and public sector organisations. The main sustainability responses under this category include:

- Access to land and security of tenure, including informal settlement upgrade and rural land reform;
- Job creation, entrepreneurship and emerging contractor support
- Affordability and alternative finance.
- Cost saving through appropriate location, energy efficiency and water conservation as well as nature conservation.
- Empowerment for women and previously disadvantaged groups.

The development and upgrade of the D1655 would help in meeting the above issues i.e.

1. Emerging contractors would be subcontracted on this road upgrade.
2. The introduction of Zimbabwe programme as was indicated by the Provincial Minister of Roads and Transport Mr. B Cele would see employment of a lot of local women in the maintenance of Provincial and local roads.
3. The upgrade of the school in Gwija would also contribute employment of local contractors.
4. The opening of this access road could see a start of new phase in the history i.e. grape farming that could result in great economic boom.

6.3 Storm-water

The Municipality is currently working on the erection of a storm water system within the CBD and is currently finalising the storm-water master plan to continuously erect storm-water systems in the entire town. But due to a lack of funds these projects will be implemented in phases as per the availability of funds.

6.4 Water supply

Aside from short incursions near the western and eastern boundary of Nquthu, bulk water mains are being installed through Mzinyathi scheme. Water shortage is not a critical factor but what is required is a good water management program. However the officials have assured us from the Uthukela Water Scheme officials that the current study being undertaken would result in proper water planning and management



6.5 Sewage

Two sewage works are present the water borne works on the Northern side of CBD and the pond sewage system in western side of CBD. There is also a newly constructed sewerage works, which has greatly improved the available capacity for water-borne sewerage in the municipality.

7.0 THE ECONOMIC CONTEXT

The municipality in consultation with the stakeholders has identified six areas. The areas are as follows:

- Mgazi High School
- Nondweni
- Haladu
- Hlathi Dam
- Mathambo
- Mangweni
- Qhudeni

7.1 Objectives

The objectives are:

- Make communities self reliant

- To create self-sustainable development
- To promote employment creation
- Turn around Nquthu into an agricultural hub
- To community nourishment and improve diet in order to resist life threatening disease.
- To built capacity and make community to take charge of its development

7.2 Pilot Project

Mathambo area has been selected as area to be used to pilot agricultural projects. The reasoning behind this is that the community has already donated 160 hectares of land to be utilized in piloting the project. Secondly, the donated land is located near the Ncome dam.

7.3 Accessibility

The area is accessible via the existing road network.

7.4 Community support

The project enjoys support

The fact that the communities in Mathambo are willing to participate in planning the future development of their area bodes well for the future of the area. The implication of this is that further work on designing and implementing development options for Mathambo consider the needs outlined above (section 7.1) and must include full and transparent community involvement. This will harness the considerable energy and interest displayed, capitalized on the initiatives already begun by and increase the chance of these developments being sustainable.

7.5 Dairy Farming & Other Agricultural Related Projects

Requirements

- 20 Cows
- 1 bull
- Spray Race
- Milking Parlor with feeding troughs built-in
- Crush pen (Holding Pens) for easy inspection of cows
- Seeds for artificial pastures
- Rest Sheds with water troughs
- Chemical: Dip, Detergents, Tick grease, Vaccines, Antibiotics.
- Commercial feeds

Management

- Establish pastures and fodder crops (watering/ irrigating)
- Feeding cows, weighing feeds and inspecting cows
- Pass cows in the spray race to control ticks
- Clean the parlor, machine and buckets after milking cows
- Work on record books for each animal
- Servicing cows
- Feeding calves

Financial Details

Table 10: Estimated costs for diary project

Item Description	Estimated Cost ®
Land Size Required	20hectares (community has donated)
Input (Animals/Seeds)	100 000.00
Machinery & Equipment	1 200 000.00
Structures	900 000.00
Running Costs	700 000.00
Total Funding Required for this Project	2 900 000.00

B. Market Gardening

- Pump (diesel)
- Hydrants
- Pipes
- Risers
- Sprinklers
- Grading Shed
- Hoes
- Picks
- Shovels
- Spades
- Garden forks
- Garden Rakes
- Hose pipe
- Seeds
- Saplings
- Hard brooms
- Scales

Management

- Land Preparation, making beds
- 30m2 room for storage of equipment and pipes and chemicals
- Nursery management, sow seeds, raise seedlings
- Establishing and watering plants
- Moving sprinklers from place to place to place.

Crops Suitable for this Soil

- Tomatoes
- Lettuce, Butternuts
- Carrots, Beetroot
- Potatoes, Onion
- Peas, Beans
- Cabbages, Spinach

Financial Details

Table 11: Estimated costs for market gardening

Item Description	Estimated Cost
Land Size Required	40 hectares (Community has donated land)
Input (Animals/Seeds)	200 000.00
Machinery	250 000.00
Structures	200 000.00
Running Costs	504 000.00
Total Funding Required for this Project	1 154 000.00

B. Piggery

Requirements

- Pig sties (each to have water pipe fitted with a nozzle)
- Pigs Types
- 25 sows
- 25 Boar
- Commercial feeds

Management

- Weigh and feed animals
- Clean the sties daily
- Breeding and keeping records
- Establish a banana plantation/ gum woodlot to utilize water for Piggery.

Financial Details

Table 11: Estimated costs for market Piggery

Item Description	Estimated Cost
Land Size Required	15 hectares donated by the community
Input (Animals/Seeds)	200 000.00
Machinery	150 000.00
Structures	220 000.00
Running Costs	550 000.00
Total Funding Required for this Project	1 120 000.00

C. Poultry Farming Requirements

- Poultry house
- Broader house mounted with warmth and lighting system
- Feed & water

- Battery cages (for layers)
- Chickens
 - Broiler
 - Layers

Broilers Feeds

- 1-4weeks Broiler starter Mash
- 5-8weeks Broiler Finisher
- 200kg 100 chicks 1-4weeks
- 400kg 100chicks 5-8weeks
- Antibiotics to prevent occurrence of diseases

Management

- Raise chicks
 - Give feeds and water
 - Prepare medication
 - Monitor and regulate temperature
 - Clean and collect droppings
- Slaughter Chickens
 - Have a separate slaughter house fitted all machinery
 - Collect eggs and pack them
 - Keep records

Financial Details

Table 11: Estimated costs for Piggery project

Item Description	Estimated Cost
Land Size Required	15 hectares donated by the community
Input (Animals/Seeds)	85 000.00
Machinery	150 000.00
Structures	220 000.00
Running Costs	550 000.00
Total Funding Required for this Project	955 000.00

D. Irrigation Farming

- Tractor x 2 with
 - Trailer
 - Plough/Disking
 - Harrow
 - Planter
- 2. Boom Sprayer
- 3. Combined harvester

Crops to be grown

- Maize
- Sunflower
- Tobacco
- Sorghum

- Cattle feeds
- Water pipes and control canals

Financial Details

E. Table 11: Estimated costs for Irrigation Farming Project

Item Description	Estimated Cost
Land Size Required	70 hectares donated by the community
Input (Animals/Seeds)	750 000.00
Machinery & Equipment	1 900 000.00
Structures	195 000.00
Running Costs	800 000.00
Total Funding Required for this Project	3 645 000.00

Summaries

Item	Land Size (hectares)	Total Funding Required
Dairy Farming	40	R2 900 000.00
Poultry Farming	15	R 955 000.00
Piggery	15	R1 120 000.00
Market Gardening	40	R1 154 000.00
Irrigation	70	R3 645 000.00
Total Estimated Funding for this Pilot Project		R9 774 000.00

This estimate is inclusive of the fencing off 200 hectares of land already donated by the community for the proposed projects.

- **Employment**
The local community would work and core owns the project.
- **Capacity Building**
The Department of Agriculture through its extension officers would provide training to the participants of the proposed project
- **Management**
A Board of Directors comprising of stakeholders representatives would manage the project
- **Product Marketing**

The Local Municipality has indicated that it would assist in identifying the market for the produce.

7.6 THE EQHUDENI GRAVEL ROAD UPGRADE

National Department of Transport, Provincial Department of Transport and Nquthu local Municipality have identified the D1566 road as priority project, in line with the national president's identification of local area requiring immediate intervention as it falls amongst the 13 nodes falling under the poorest of the poor.

Principle 1: the development of this, the National Transport policy indicates that the demands for access should be met in a sustainable way that delivers economic, environmental and social goals (White Paper on Transport, 1996).

Principle 2: provision of rural Transport infrastructure in services in order to ensure mobility, access, integrated systems thus unlocking local economic development potential. (Rural transport development strategy: DoT)

Principle 3: Democracy and Governance: explore and liaise with all government spheres in respect of sustainable development within communities should be local communities (Nquthu Local Municipality IDP document 2003/2004), hence joint intervention by three spheres of governance i.e. National, Provincial and Local.

Objective

The overall objective is to interrogate the eQhudení environment and seek to understand how feasible it is to turn it into a sustainable environment thus benefiting the local community

To seek and solicit for Local, Provincial and National Government's intervention in the development and turn around of the eQhudení environment into an economic hub.

Proposed Methodology

It is proposed that the feasibility study be divided into four phases i.e.

Phase 1: Socio economic and environmental study of eQhudení

Phase 2: Engaging stakeholders i.e. Local, Provincial and National spheres of Governance as well as private sector on local investment and funding and obtain such commitment in writing

Phase3: Fundraising, Preliminary Infrastructure Planning and Budgeting

Phase 4: Project Handover and closure

Key Elements to be Addressed

a) Sustainable Settlement Strategy

The Bill of Rights of South African constitution addresses the following as human rights and must be addressed in this study, as they are currently not in place:

Housing: There is no housing project as access to deliver material is impossible.

Health care: There is no clinic locally

Roads: The road is in depilated state

Food: Community is mainly dependent on government food parcels

Social Security: Livestock theft levels are very high and the police officers have difficulties in getting to affected areas, as the road is difficult to navigate.

Education: The school at Gwija is in a derelict state and seeks immediate intervention by relevant stakeholders

b) Addressing Environmental Challenges

- Land Conservation
- Utilization of natural resources
- Water conservation
- Materials efficiency

c) Local Economic Empowerment and Sustainable Development

- Poverty alleviation
- Job creation
- Affordability and alternative finance
- Universal empowerment
- Agricultural production
- Tourism development
- Corporate Governance: Integration of programs from various spheres of Government for the benefit of local community.

5) Final Goals Sought to be Achieved

a) Transport Services

- Establish other ancillaries' roads required to, link up with D1566
- Explore the feasibility of implementation non-motorized transport system.
- Where possible interact with public transport owners or association to fully service Qhudeneni community.
- Establish preparedness of extension of operations by freight companies if perishable agricultural were to be produced by Qhudeneni community.

b) Social and Economic Development Potential

- **Education:** Upgrade of local school as well renovation.
- Development of a Multi Purpose Community Center that will house:
 - Home Affairs office
 - Welfare office
 - Health Facilities
 - Police Station
 - Municipal offices
 - Agricultural office

- Skills Training Center
- Shops

Women Co-operative

c) Grape Farming

Consultations with the Department of Agriculture and Environmental Affairs on current of investigations being done regarding the feasibility of Grape farming should be done.

d) Development of a Biosphere

- Through consultation with My Acre of Africa verify how possible it would be to fund this venture.
Through Consultation with National Park and KZN Wildlife establish possibilities of getting herbivores as donations.
- Through liaison with the Departments of Tourism and Agriculture, seek an understanding and roles they would play in the development of this project into a sustainable income generating and tourist attraction facility

Benefits from Construction Sector: Job Opportunities

The municipal housing budget over the next 5 years is R504 Million while not all of the budget will be spent in that time, significant job opportunities can be generated through the effective application of this capital. Opportunities for employment would include:

Local Brick making should be encouraged, however DoHS and NHBRC standards for housing material needs to be adhered to. Therefore it would be wise to establish a local brick making concern before the project commences. This enterprise if producing the required quality of bricks would benefit greatly from the projects capital.

Use of local Contractors for top structure, Again training will be a requirement for contractors seeking building skills in the community. It would be useful if a skills audit of available skills in the construction industry is completed in each project area before the projects commence. Furthermore, large contractors will be required to use a specific percentage of local skills in the projects construction process.

As a large portion of the capital approved for housing projects is expended on labour and materials a large percentage of the R504 Mill should benefit the local communities when houses are delivered.

Comments

The identified projects within the economic context are now being put together for a funding application with the Department of Economic Affairs through the “Pilot Phase of the Local Competitiveness Fund of the KwaZulu- Natal Local Development Support Programme (Competitiveness Action Plan).

8.1 Legislative Guidelines on Rural Housing

The factors, dealt with in the existing guidelines, continue to be applicable to the approach proposed and approved by the Provincial Government on Rural Housing:

8.2 Subsidy

It is proposed that projects be established using the guidelines and business plan format of the amended Project Linked Subsidy mechanism, in conjunction with the provisions provided for in the Rural Housing policy for the establishment of a system of Functional Tenure, as set out in Part 3, Chapter 11 of the housing code. For the purposes of the rural subsidy guidelines, “functional security of tenure” refers to the special circumstances prevailing in traditional authority areas in KwaZulu –Natal where formal tenure of land, in the form of title deeds are currently not possible, but where beneficiaries are permitted to reside and use the land, in accordance with traditional arrangements in the following procedure:

8.3 Social Compact Agreement

Any housing development undertaken in terms of these guidelines must be preceded by an agreement between the municipality and Traditional Authority in which the respective roles and responsibilities are defined.

The Traditional Authority must consent to the development in terms of Section 2(5) of the KwaZulu- Natal Ingonyama Trust Act, 3 of 1994

8.4 The Developer

The municipalities, with the support of the District Council are required to:

- To act as a developer
- Manage project funds
- Appoint any implementing Agents
- Administer a trust fund
- Provide bulk services to the project
- Provide technical assistance in service planning and implementation
- Manage provision of water supply
- Obtain statutory approval for all or any development from the relevant authorities

8.5 Traditional Authority

The Traditional Authority would with the assistance of the Traditional and Local Government Affairs where required:

- Allocate site to be occupied and administer a system whereby Functional Tenure will be given to the beneficiaries of the project.

- Ensure the involvement of the community in the implementation arrangements for the project.
- Reach agreement with the Municipality on the level of services to be installed in the project and the administrative mechanisms where applicable for the collection of any service charges or payable beneficiaries.

8.6 Tenure

The form of functional tenure that is currently in existence in a specific traditional community may be used. The developer in consultation with the Traditional Authority will provide the Department of Housing with the following information:

- (a) Details of beneficiaries
- (b) Tenure that the beneficiary currently holds
- (c) The GPS of the site for each beneficiary
- (d) Certificate of allocation of site from the Traditional Authority

(Extracted from Housing Policy Communiqué: Circular No. 5/2003)

PART V: HOUSING

9.0 HOUSING

Preamble

The housing demand and delivery forms core part of this strategic plan and all other issues that have been addressed are sub integral part of the housing component. It is therefore imperative that in addressing this major component, consideration of how it fits into the strategic vision of both the municipality and the District Municipality, hence;

The vision of the Nquthu municipality is:

“To be the champions of sustainable Local economic and Community Development, through good governance”

The Mission of the Nquthu municipality is:

“We are a united community striving to provide basic services, eradicating poverty and promoting LED through co- operative governance and public participation”

9.1 Current Housing Structures

Housing in this area is problematic to a large extent as most of the residents have only mud houses. These houses are not safe during stormy weather. Nquthu experience harsh conditions due to unavailability of vegetation that break down strong winds.

Furthermore, there are no trees to reinforce built mud houses. Thatching houses has become dangerous, even more dangerous with the absence of trees that help to breakdown strong winds. More than three quarters of the population of Nquthu has no proper houses as most of them still live in shaky houses made from bricks and mortar.

Based on the ranking of wards⁶ by Poverty estimated on the percentage of the population that is unemployed in those areas we find that the old Wards 1, 7 and 6 are the poorest wards by unemployment.

Based on the housing demand the wards 1, 2 and 7 are the wards with the highest demand for housing.

Based on the ranking of wards by Poverty estimated on the percentage of the population that is unemployed in those areas we find that Ward 1, 7 and 6 are the poorest wards by unemployment.

Based on the housing demand wards 1, 2 and 7 are the wards with the highest demand for housing.

⁶Estimates based on 2001 projections as current Statistics SA does not include ward figures

9.2 Housing Demand

The population and demand projections are based on a conservative estimated growth rate of 1% for the rural areas. The municipality has also indicated that there are no informal settlements in the municipal area. However, 394 dwellings were classified as informal in 2001 with a significant portion of these being informal dwellings in back yards, clearly indicating that eventually these families will need to be formally housed and the municipality should therefore include these dwellings in the backlog calculations.

The total housing backlog in the Nquthu Municipal has been calculated as 11, 472 households. See calculation below on **census 2011** figures it should be noted that ward based figures are as yet not out however the ward based calculations will be updated when Stats SA releases these figures in March 2013.

Dwelling or Housing typology and calculation of Housing backlog

Backlog		
House or brick/concrete block structure on a separate stand or yard or on a farm	17869	
Traditional dwelling/hut/structure made of traditional materials	11291	11291
Flat or apartment in a block of flats	1583	
Cluster house in complex	44	
Townhouse (semi-detached house in a complex)	123	
Semi-detached house	6	
House/flat/room in backyard	301	
Informal dwelling (shack; in backyard)	71	71
Informal dwelling (shack; not in backyard; e.g. in an informal/squatter settlement or on a farm)	110	110
Room/flatlet on a property or larger dwelling/servants quarters/granny flat	21	
Caravan/tent	30	
Total	31449	11472

It is estimated that there will be approximately 440 informal dwellings in 2012 that require formal housing. This may be provided through the PLS subsidy instrument as part of the planned urban developments in Nquthu town.

9.3 The Current Housing Needs and Strategy for Delivery

In order to ascertain housing needs, consideration of current and completed projects has been completed. However, it is imperative to address the above with an understanding of the current population, which is as indicated below.

Even though in the first pages Nquthu statistics were broken according to Traditional Authorities, in these instances and for administrative purposes, the projections would be divided into administrative electoral wards as below.

9.4 Changes to Subsidy Amount: 2012 Financial Year

Subsidy Programme	Internal municipal engineering services: B Grade	Top Structure Funding: 40 sqm	Total product price excluding raw land cost	
Project Linked (IRDP) Subsidies				
R0 – R3 500	R23 403.00	R58 825.00	R82,228.00	
Consolidation Subsidies				
R0 – R3 500	None	R57 980.00	R57,980.00	
Institutional Subsidies: Raw land cost and additional capital contribution by housing institution				
R0 – R3 500	R23 403.00	R57 980.00	R81,383.00	
Individual Subsidies: Raw land cost, services and top structure				
R0 – R3 500		R88 228	R88,228.00	
Rural Subsidies				
R0 – R3 500	R23 403.00	R57 980.00	R81,383.00	
People's Housing Process				
R0 – R3 500	R23 403.00	R58 825.00	R82,228.00	
Farm resident Subsidies				
R0 – R3 500	R23 403.00	R58 825.00	R82,228.00	

The above changes are with effect from 3rd Nov 2011

9.5 Housing Packages Available

The municipality should utilize a variety of housing packages to meet their current demand for housing in the municipal area. These include:

1. Informal Settlement housing
2. Rural Housing
3. Violence damaged houses
4. Credit linked Housing
5. People's Housing Process
6. Hostel Upgrade
7. Rental Housing
8. Special Needs Housing⁷

9.6 Informal Settlement Upgrade Program

The municipality has indicated that there are currently no informal settlements in the municipal area, however some informal dwellings do exist. Therefore, the Municipality should be aware of the current DoHS policy in relation to informal settlement housing.

Based on this policy it is critical to classify any informal settlement and to plan for it upgrade or relocation, as a last resort. The following informal settlement classification policy was access from the DoHS:

Quantify and identify location

Classify the informal settlement and categorization

- A Imminent full upgrade – Criteria
 - *Site viable and appropriate for long term upgrading (land, bulk services, topography, geotech, environmental etc. all in place)
 - *Project is implementation-ready (land secured or imminent, town planning approvals/township establishment secured or imminent, all project funding secured)
- B1 Interim basic services (eventual full upgrade when resources and timing permit) – Criteria
 - *Site viable and appropriate for long term upgrading (land, bulk services, topography, environmental, geotech all 'OK')
 - *BUT Project NOT implementation ready (i.e. cannot be expedited in the next year or two eg. due to lack of available funding, land not yet secured, bulk services not yet in place).
- B2 Emergency basic services (eventual relocation when time and resources permit) – Criteria
 - *Site NOT viable and appropriate for long term upgrading
 - *BUT NO urgent need for relocation eg. material and immediate threat to safety through flooding, slope instability, toxic waste exposure etc).

⁷Additional subsidy instruments are available such as the UISP (Upgrading of Informal Settlement programme) however these have as yet not been used as the policy is still being developed.

- C Imminent relocation – Criteria
*Site NOT viable and appropriate for long term upgrading
AND
*Urgent need for relocation (eg. material and immediate threat to safety through flooding, slope instability, toxic waste exposure etc).
*Relocations destination available (either in-situ upgrade or green-fields project with unallocated sites OR site for emergency transit camp and emergency funding available)

9.7 Rural Housing

Ninety percent of the communities are situated in Tribal Authority area; it is therefore imperative to utilize this form of housing package as it was designed for rural housing. Economically, this would create employment and contracting opportunities. It should be noted that the department is currently implementing changes to the rural housing program and that these changes may necessitate the densification of rural areas to receive subsidized housing.

This may further require the municipality to apply different planning principles to the development of rural areas. However, in the interim and until the process is officially updated by the DoHS the process for rural housing delivery stays the same.

Based on the rural housing guidelines developed by PPT and the DoHS the step-by-step process developed and agreed has been attached in annexure C, (A full version of the rural manual can be sourced from both the DoHS and PPTs web page www.pptrust.org.za).

9.8 Violence Damaged Houses

This form of package is applicable especially in areas where people had their properties destroyed due to political violence. It should be noted that this has nothing to do with tribal faction fights. The Municipality indicated that this area does not have such situation, hence its non applicability.

9.9 Credit Linked Subsidy

Even though the Government is making an effort to provide housing to all communities who are unable to afford or unemployed, some individuals are employed and earn a certain salary, of which it is expected of them to contribute towards their construction of their house through obtaining bank loan and the municipality is assured of a ratepayer. The advantage of this is that the individual gets a bigger house.

According to the statistics there are one hundred and twenty schools in Nquthu and the teachers and administrative staff working in these schools travel from Dundee Vryheid and New Castle every day. However if the municipality was to provide such a package, most these teachers would benefit, and on the other hand the municipality would be able to collect rates for the daily service they would render to these tenants in the form of water, sanitation and other forms of service. It would therefore be wise of the municipality to make use of this package

9.10 The Individual Subsidy

First time home-owners can qualify for an Individual Subsidy, which is a non-refundable amount, provided that they acquire a housing loan from a registered financial institution (credit linked route) or the subsidy is accessed via a conveyancer (non-credit linked route). Applicants must purchase an existing property complete with Top Structure, which must have a title deed attached to the property. The amount qualified for is either paid directly into the loan account or to a conveyancer. An application form can be obtained from the Department of Housing, 8th Floor, Tolaram House, No.2 Aliwal Street, Durban.

It should be noted that a number of the DoHS's current subsidy instruments are new and have not as yet been used in projects. Where a new policy exists but the subsidy instrument is not active the original subsidy application procedures are to be followed. An example of this is the UISP, or Upgrading of informal settlements Programme, where developers are still using the old PLS system.

9.11 People's Housing Process and Expanded Public Works Programme

In the implementation of all non-credit linked housing projects, the encouragement is that in accordance with Public Works Expanded Programme labour intensive methods have to be made use of in order to create as much employment as possible. In the implantation of these projects all rural housing projects identified, the municipality would ensure that the Draft Housing Sector Plan for EPWP is adhered as it states that:

The Municipality will apply EPWP in all projects that have not commenced design.

The EPWP has three main objectives, which are:

- To enhance the ability of workers to earn an income
- To provide unemployed people with work experiences, and
- To provide education, on the job training and skills development programme to the workers

Identification of focus areas within housing sector

The Municipality will contribute to EPWP in the following activities that offer best opportunities for Use of labour.

Site Services:

a) Water:

- Trenching (task based excavation)
- Pipe laying (team task based installation)
- House Connections, stand pipes (team task based installation)

b) Sanitation:

- Trenching (task based excavation)
- Pipe laying (team task based installation)
- House Connections, VIP's (team task based installation)

- c) **Roads:**
 - Clearing (task based excavation)
 - Longitudinal cut & fill (team task based with compaction equipment) With appropriate innovative design;
 - Cross section profile formation (team task based with compaction equipment); and
 - Drainage (task based)
- d) **Storm Water:**
 - Drainage (task based)

Material Development

The Housing sector would also look into the following areas to enhance employment:

- Manufacturing of masonry elements on site
- Manufacturing of roof trusses on site

On site manufacture of elements of e.g., pre cast components hand cartage, labour operated borrow pits can all contribute further).

9.14 Top Structure

Housing top structure is already labour intensive in earthworks (platform formation), concrete, formwork and reinforcement (foundation trenching)

Housing also has a great potential to deliver additional job opportunities and transfer of skills in terms of top structure. Top structure is already labour intensive and guidelines that are still to be developed to make top structure more labour intensive would be considered. It is acknowledged that programmes such as People Housing Process are already labour intensive in the top structure, and consideration would be more on skills transfer and training. The programme does not necessarily create additional jobs rather focus on "Sweat equity".

The municipality will incorporate EPWP guidelines into the delivery process, and where possible, amend contracts that have not started on implementation. Furthermore, projects approved as of April 2004 will be aligned to EPWP guidelines to ensure that the municipality makes significant contributions to the programmes. Municipalities and Implementing Agents Would be contractually bound to adhere to the guidelines.

9.15 Hostel Upgrade

This programme is designed for bigger cities like Johannesburg and Durban where a renovation of hostels is done to avoid overcrowding. Since there are no hostels in Nquthu, this programme is not feasible or applicable.

9.16 Rental Stock

As part of development towards self-sustainability, therefore municipality needs to build immovable structures that can be rented out to individuals, thereby generating constant income. It therefore of vital importance for the municipality to have at least one project on rental stock in order to accommodate some of the civil servants that may require temporary accommodation.

9.17 Special Projects (HIV)

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Males tested	34	22	12	35	22	21	16	26	51	38	40	35
Male positive	9	9	5	10	9	8	3	10	9	17	14	16
Females Tested	37	43	36	45	43	24	33	49	29	62	76	94
Females Positive	22	24	23	28	24	12	13	18	24	27	33	52
Self referred	52	51	42	71	51	40	34	64	65	69	81	101
Pre test Counseling	74	66	50	80	63	48	52	79	86	102	117	130
Tested	71	65	50	80	65	45	49	75	80	100	113	129
Not Tested	3	1	2	0	1	3	4	6	2	4	4	1
Positive	31	33	28	38	33	20	16	28	33	44	47	68
Negative	40	32	10	42	32	25	33	45	47	56	66	61
Ongoing Counseling	59	90	44	0	90	42	0	132	127	89	197	214
Rapid HIV test kits	164	98	100	118	98	65	49	75	113	100	113	129

Based on the high prevalence of HIV/Aids as depicted in the records above there will be a great need for special needs housing in the municipality. The prevalence of child headed households and children in need of care can be addressed, to an extent, through the provision of Special needs housing solutions usually based on the developmentg of foster care homes where 6-8 children are useally cared for by two foster parents.

The department of social development is currently managing the process of delivering special needs housing to accredited organisations and the project would be implemented in partnership with an established Special Needs organisation and the DoHS.

10 THE HOUSING STRATEGY

10.1 Housing Strategy

Aim

The aim of the municipality as outlined in the IDP document with regard to housing is: The ultimate goal is to provide housing structures to all communities within the jurisdiction of Nquthu Municipality.

Objective

The objectives is:

- To clear housing backlog of more than **12, 464** households
- To create employment and in the process improve the financial status of the municipality.

Housing Waiting-List Strategy

Generally, waiting list strategies are not ideal, as they promise to deliver houses to individuals on lists, while housing projects are actually delivered in areas and not to individuals. While the individual subsidy system was able in the past to deliver to individual families this subsidy instrument is only supported by the department where individuals purchase existing houses from a financial institution which are linked to a bank or credit facility. This system can not be applied to rural areas.

However, as the municipality has specifically requested a waiting list policy the following policy is suggested.

Firstly the waiting list should be implemented in consultation with the DoHS, Capacity Building Department where Sibiso or Pinky from Capacity Building 031 336 5359 - 3365371/0 will help the housing official from the Municipality to fine tune the waiting list strategy developed and the data base to be constructed.

It is suggested that when the waiting lists are developed that they be divided by ward i.e. there should be a separate housing waiting list established for each ward if this is not possible at least the relevant ward number has to be entered on the waiting list for each beneficiary.

Then once a project is initiated in a specific ward, names on the waiting list from that ward area can then be removed and housing can be delivered to the individuals in the ward on the waiting list. Thereafter a project will have to be planned and delivered in the next ward and the waiting list can again be used to enable beneficiaries to be removed from the list as their houses get delivered.

Environmental Conditions

In the first chapters we extensively dealt with each of the environmental factors and tried to evaluate its impact towards housing, however of great note is the aspect of water and land ownership.

Social Conditions

- Population demographics
- Income distribution
- Social mobility
- Life style
- Consumerism
- Level of education

The second level of analysis involved assessment of the Municipality's position in relation to economic position of the Municipality within which it operates and the country under which the laws and legislation it operates.

In doing this we made use of Porter's diamond and noted the following:

Home demand conditions: Govt. housing policy and attitude towards housing is a positive factor.

Support from related industries: Material suppliers, legal firms, financial institutes and estate agent.

Factor conditions: Legislation on skills development framework and labor laws.

Threat

The ownership of land and its control is the immediate threat and therefore close cooperation between the Municipality and Traditional Authorities would have to be observed so as to achieve the objective.

Having dealt with these factors, it is of utmost importance for the Municipalities to set achievable programmes that would be followed in meeting the ultimate municipality of the set goal.

10.2 Current Settlement Pattern

As previously mentioned, Nquthu is a rural Municipality with people's homes mostly built along the road. This linear pattern makes it easier for provision of water and other bulk infrastructure services. The residents have enough space to build or further sub-divide the land for their sons or grand children. However, there are other residents who still have homes built on the hilltop, which might be difficult for the contractor to move his material during construction phase.

The pattern varies, in some areas it is densely populated with homes clustered in one area in a circular fashion. The reader should note that tribal faction fights do contribute to patterns of households in some very specific areas i.e. it is appropriate for one to move closer to others in order to be able to fend off the enemy attacks.

In a similar fashion building homes on the hilltop is also an advantage as one would be able to see the enemies at a reasonable distance and prepare for defence mechanism

However there are some areas such as Nondweni that have been developed using proper town planning. It should be noted that the development of this township was done so as to resettle the residents that were moved from farmland during apartheid era.

This development is economical oriented as poverty continues to face the communities; there is tendency to move closer to where economic activity is concentrated. As was observed during the socio-economic study informal trading appears to be on the increase, hence these traders moving closer to town in order to be able to move their wares without having to rely on transport, which is costly for informal traders.

In the provision of houses, the municipality has an obligation to do proper town planning and relocate the households into areas zoned for residential purposes
And relocate light industries from central business (CBD) area to areas zoned for industry.

10.3 Land Identification and Availability

During the review process it was established that more than 90% of the land in Nquthu fall under nine Tribal Authorities. The Tribal Authority within this area owns a staggering 93.75% of the land. Families are compelled to approach the Induna or Inkosi, who allocates land to the family.

This is rectified by the Tribal Authority and Department of Land Affairs in the form of PTO. Certificate. The statistics on tenure status discussed earlier reflects the high prevalence of this form of ownership. This does, however have serious implications as far as land use and sustainable settlement is concerned. Where no framework is available to guide the issuing of PTOs, concerns regarding the environmental, technical and social suitability of sites for land use are raised.

The data further reflects that 3.75% of land is owned by the state

In terms of urban residential land the following information was drawn from the 2012 Nquthu IDP

“Various areas have been earmarked for Urban Infill through the identification of developable land with the following characteristics,

- Land that is **Unoccupied**;
- Land that is **not cultivated** or used for any agricultural purposes;
- Land that is classified as **undisturbed** by the “2005 land cover data from Ezemvelo Wildlife”, **should enjoy protection. This is mitigated by only earmarking land adjacent to existing residential areas**
- Land **larger than 25 ha** (accommodate 100 families)
- Situated **adjacent to existing residential areas**
- Land with slopes of **less than 1:3**

The most significant areas for infill are situated in Ward 7 and 8 to the north of Nquthu & Nondweni, as well as in the west around Mkonjane and Mkanjane. Various other settlements have potential for expansion as far as land potential is concerned. It must be kept in mind that although the land potential allows for residential expansion, infill development and compact residential areas is preferable over wide expanding residential areas. This allows for more cost effective implementation of infrastructure. As mentioned in the previous section, the municipality is busy developing an urban edge which will be considered as soon as it is adopted. The goals of compact residential areas and urban infill developments are to promote sustainable functional and integrated settlement patterns in order to:

- Discourage low density urban sprawl;
- Generate social and economic opportunities for people; and
- Promote easy accessibility to opportunities.
- In turn it also has an effect on maximizing resources efficiency through:
- Ensuring the protection of the available environmental resources within a municipality;
- Protection of productive land for agricultural purposes;

As discussed in the previous section, only land in excess of 25ha is identified for residential infill. The department of housing will seldom, if ever, fund projects less than 100 units. Traditional standards for erf sizes are 2,500m² which is large enough to accommodate the traditional extended families. These portions of land also need to be situated in close proximity to current settlements with existing infrastructure, or in an area where the new development will create densities in the existing settlement which will justify the provision of services.”

10.4 Form of Tenure

The current form of Tenure is the Permission To Occupy as most of the land currently falls under Ingonyama Trust. In order to carry out any housing project, the Municipality has to obtain Authority from the Secretariat of the Ingonyama Trust that is issued in the form of Development Rights Agreement.

A step by step process for the development within land falling under Ingonyama Trust has been attached in annexure C. In terms of type of tenure, based on the four sampled areas, namely Nquthu Town, Nondweni, Ngolokodo and Isandlwane the highest percentage of the population has Permission To Occupy (PTO), which amounts to 59.38%. Just over 21% have Deed of Grant

10.5 Land Claims

According to Municipal records there are no land claims that may hinder the housing process.

10.6 Bulk Infrastructure

10.6.1 Introduction

The provision of basic infrastructure in the municipality is hampered by the culture of non-payment. The Nquthu Socio-Economic Study indicated that 58.13% of the population do not pay for services. Nquthu consists of a large rural population (over 90%), with less than 10% its people living in the semiurban areas of Nquthu Town (3.44% living in Nquthu Town), Nondweni, Isandlwana and Ngolokodo. Roads and storm water in these rural areas are in a poor condition. This places enormous pressure on the delivery of services for the municipality.

10.6.2 Water

The uMzinyathi DM is the Water Services Authority (WSA) for the municipality. They have prepared a Water Services Development Plan for the municipality and have appointed uThukela Water as the Water Services Provider (WSP).

Thukela Water has a water quality testing programme that it implements in the municipality. As can be seen from the table below, a mere 3.7% of the population receive piped water inside their dwelling and 12.6% receive piped water inside their yard. This is well below the district average where 15.5% receive piped water within their dwelling and 14% receive it within their yards. Nquthu is, however, above the district average in terms of receiving piped water to an outside access point. Here, 51.3% of residents of Nquthu receive this service, while the district average is 27.0%.

The spatial distribution of water backlog is typical of Traditional Authority areas where water services are associated with formal schemes which are generally located in the less remote and more densely populated areas where road infrastructure exists and significant water sources are available to sustain the schemes.

Several large schemes supplied from Vant's Drift in and around the town of Nquthu, as well as groundwater fed schemes to the north. Water supply to the town of Nondweni and its surrounds do address a substantial number of households to the established basic standards. However, the remainder of the municipal area is relatively scattered, and thus service delivery to these areas is hampered by the high infrastructure cost per household to implement a bulk water supply network. The south of the Municipality (Ward 1 / Qhudeni) is particularly hindered by remoteness and poor access.

10.6.3 Sanitation

The uMzinyathi DM is the Water Services Authority (WSA) for the municipality. They have prepared a Water Services Development Plan for the municipality and appointed uThukela Water as the Water Services Provider (WSP) to address the sanitation backlogs. uThukela Water as a Water Services responsible for waste water testing and has a waste-water testing programme. The average sanitation backlog for the Nquthu municipality is summarized in the table below. As can be seen, very high levels of backlogs exist in the tribal areas and on small holdings.

3.7% of households in Nquthu have flush toilets, while 53.1% have pit toilets, 4.6% have chemical/ dry toilets, and 38.6% have none. In looking at the district average, Nquthu is below the district average in terms of flush toilet provision and chemical/ dry toilets, but is better than the district in terms of pit latrine provision. Nquthu is, however, higher than the district average in terms of households with no access to toilets.

The spatial representation of sanitation backlog is typical of tribal authority areas which have low levels of services. Despite several large sanitation projects within the area, it is surprising that the backlog level is as great as it is. In general, sanitation schemes are located in areas that are less remote and that are densely populated with existing road infrastructure. The bulk of the high backlog areas tend to be scattered communities in remote areas where access is difficult and costs per household are high.

10 CURRENT HOUSING SITUATION

The following projects are now being finalised or have been completed

- 317 Low cost housing development within Nquthu Municipality
- 1296 Low Cost Housing development within Nquthu Municipality

The following completed projects are located on the south-west side of Nquthu and form part of the first township of Nquthu Municipality.

While the following current projects have been identified:

Current Housing Projects	No of Units
Jabavu/ Masotsheni	500
Luvisi	500
Ngolokodo	500
Nquthu Municipality (Phase I & II)	2200
Vumehlo/ Gubaza	500

11.1 Location of Current Projects

Current Housing Projects	Location, TA Area	Ward	No of Units
Jabavu/ Masotsheni	Molefe	12 & 10	500
Luvisi	Khiphinkunzi	14	500
Ngolokodo	Molefe	17	500
Nquthu Municipality (Phase I & II)	Ward 14, Nquthu Town	14	375 (1) 1298 (2)
Vumehlo/ Gubaza	Khiphinkunzi	11	500
Nondweni	Nondweni Township	6	500

11.2 Funding

The projects were/are funded by the Provincial Housing Department, with the bulk infrastructure being funded by the uMzinyathi District Municipality.

11.3 Pending Issues & Delivery Achievements

Currently the housing program in the municipality seems to be moving extremely slowly. Plans and estimates made in the 2005 Housing Sector Plan have in general not been realized.

However plans have been put in place to fast-track and finalise all priorities since 2008.

Regular housing forum meetings which request progress updates from each of the appointed Implementing Agents is critical.

Furthermore it is important that the Housing Official go through the rural housing processes attached in annexure E, to determine if the existing projects have complete the required stages and studies before proceeding. If specific issues and blockages

11.4 Projected Housing Projects

Process Indicators: Linkages between Issues and Strategies

Priority Housing Issues	Objectives	Strategies
Finalisation of Existing Projects	To provide houses to residents within Nquthu Municipality	Completion of final phases of Low Cost Housing
Upgrading of Slums/ Informal Settlements	Identify and monitor any possible settlements that may develop	Implement rapid assessment of settlements for housing solutions
Extension of Rural Housing Development	To provide decent houses to more than 15000 rural residents or households within Nquthu Municipality	Phasing of the Projects over a period of 5 years
Upgrading of Hostels	N/A	N/A
Provision of Rental Housing	To promote the municipality to be self – sustaining	To conduct a feasibility study for CRU programme
Development of new Urban Housing	Rezoning of Nquthu Town into Residential and Industrial or Light Business and Shopping Area	Implementation of Town Planning Scheme already developed
Special Projects	To implement poverty and Aids related Projects, improving life style of the community	Construction of Aids Villages Having Community Gardens To consider the disabled in the Provision of Houses
Finalisation of Old Business	To ensure that Deed of Ownership is issued on	To finalize the issuing form tenure to beneficiaries of

	Phase 1 and 2 of Nquthu Township	Nquthu Phase 1 & 2 Development
Implementation of Capacity Building Programs	To promote Skills Development at Community	Implementation of Housing that are community driven and Implementation of the EPWP programme during construction phase of the housing projects
People- Centred Housing Development (Peoples' Housing Process)	To promote local employment and Build Local Capacity through SETA Learner ships and on Site Training	Individual beneficiaries to form construction teams in the implementation of housing projects
Promotion of Marginalized Women in Construction	Women organization to be given priority in implementation of Housing projects	Ensure that more 50% of organizations involved in implementation of each housing related project are women organization. Since most of the local roads now fall under the Provincial Government, to foster for intensification of the Zimbabwe Programme for Women in roads maintenance
Savings – Linked Subsidies	Promote individual contribution to own housing	Formation of Co-operatives
Housing Subsidy to the Disabled	To ensure non discrimination in the provision of houses	Construction of houses that are user friendly to individuals that are disabled by having a project to cater for disabled people within Nquthu

11.5 The Process of Planning for Projects to be Implemented

The following rural housing process has been drawn from the DoHS/Project Preparation Trust's Rural Housing Manual; both this manual and further project toolkits are also available on the PPT webpage (www.pptrust.org.za/)

level		step-by-step process
Planning level	IDP alignment	Step 1: IDP Housing plan Spatial plans Sector plans
	Reserve subsidies	Step 2: reservation of subsidies Confirmation of reservation of subsidies Application for

Project level	Prefeasibility (Conditional Approval*)	Step 3: Stage 1 (Prefeasibility) obtain preparation funding if poss & complete prefeasibility studies prefeasibility approval (conditional approval)	
	Tranche 1 (incl. planning consent)	Step 4: Stage 2 (Tranche 1) application for Tr1 funding approval Tr1 funding	
		Step 5: Stage 2 (Tranche 1) Implementation Tr1 Planning Consent DTLGA	
	Tranche 2 (design & implementation)	Step 6: Stage 2 (Tranche 2) Detailed design Application for Tr2 funding Recommendation HEAC / MEC approval Agreement (DoH/Developer)	
Project level		Step 7: Stage 2 (Tranche 2) Tr2 (construction)	Implementation

Municipal level	Operate Maintain and Review	Step 8: Operate Maintain and Review
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11.6 Spatial Development Plan

General Description

- Identifies the opportunities and constraints offered by the environment to development policies, plans and programmes;
- Sets the criteria for levels of environmental quality or limits of acceptable change;
- Is a flexible process which is adaptable to the policy, planning on sectoral development cycle;
- Is part of a tiered approach to environmental assessment and management;
- Has a scope defined within the wider context of environmental processes,
- Is a participative process; and
- Is based on the principles of precaution and continuous improvement in achieving sustainability objectives (CSIR, 1999),

Application

In the implementation of this housing plan the Municipality would have to work in collaboration with various tiers of government so that in the process of provision of houses the communities are assisted in gaining access to water, education, health care services and social security. The development of sustainable settlements is a way of restoring socio-economic rights imbalances to the communities. I.e.

- Security tenure
- Availability of services, materials, facilities and infrastructure

The provision of accessible, affordable and habitable housing; and Location where housing must be in areas that allow easy access to places of work and potential economic opportunities, schooling childcare, health-care and recreational facilities; housing should be in a health and safe environment (this is also applicable to insitu development.

This can be understood through addressing the four pillars that have a direct effect to human value and it's a **MUST** for the municipality to address in the implementation of each of the planned projects:

Addressing Environmental Challenges

- Land conservation, urban integration and greening;
- Water conservation
- Improved sanitation
- Materials recycling

Generate Economic Empowerment

- Access to land
- Job creation
- Entrepreneurship and emerging contractor support
- Affordability and alternative finance
- Saving schemes

Enhancing Social Capital

- Overcoming racial, tribal, factional and political affiliation
- Diversified housing schemes with regard to topology, tenure and unique individual needs

Build Institutional Capacity

- Integrative approach from all spheres of Government
- Ensure involvement from Public Sector
- Ensure private sector involvement
- Ensure involvement of Amakhosi
- Ensure involvement of civil society
- Ensure involvement of beneficiaries

Specific Developmental Centres

The current Spatial Development Framework sets out a broad framework with a land use structure and a so-called settlement hierarchy. A transportation hierarchy is also indicated. The basic structure is therefore provided. It is the intention to refine this structure and to supplement it with a development strategy informed by the capital investment framework prepared in the review, as well as the requirements for the preparation of the Nquthu Land Use Management System.

Development Corridors

The major structuring element for determining the existing and future concentration of development, activity and investment in the Nquthu Municipality consists of an access and movement hierarchy that has been established through the major internal and external national and provincial linkages.

Regional Development Corridor

The Primary Development Corridor is the provincial road (R68) which links Nquthu town and Dundee. The road also links Nquthu to Babanango and Melmoth. The corridor is the main trade and transportation route which links up with N11 and the National Route (N3). This corridor provides a critical link to major provincial centres such as Durban and Pietermaritzburg. This route provides development opportunities that must be explored. Development should be encouraged along this primary route.

Secondary Corridor

The primary focus of these corridors is long distance traffic movement within the DM and these corridors link places of economic opportunity with places of residence. Development can be encouraged at appropriate locations along these corridors.

The Secondary corridors within Nquthu Municipality include the following roads:

- P54 between Nquthu town and Ngolokodo
- The R33 between Dundee and Vryheid
- Link Road between Nquthu Village and Nondweni. This road serves the Northern and South eastern parts as the road splits in two at Nondweni.

The P54 corridor is important because of its link with the R33. This corridor also provides important links to a number of existing and emerging settlements.

Public interventions envisaged in this area relate to:

- a) Tarring of roads, which will provide transport services access to the remote regions, and open up additional economic opportunity in opening the areas. Accessibility is of key importance.
- b) Developing a localised Corridor Development Strategies which will focus on spatial structure, infrastructure provision and attracting both public and private sector investment.
- c) Ensure multimodal transport integration occurs along these roads at key points.

Tertiary Corridors

Tertiary corridors link areas and lower order settlements within the municipalities to the secondary and tertiary nodes. These are generally slower moving corridors in terms of social interaction and economic activities. The uMzinyathi SDF identifies one tertiary corridor which links Nquthu to Nondweni and then through to Vryheid. This route links Nquthu Village and Nondweni servicing the northern and southern areas since the road splits into two roads at Nondweni.

The Nquthu SDF, however, identifies a further tertiary corridor, which links the Nquthu town and Ngolokodo (P54) and links up with R33 between Dundee and Vryheid. The corridor is important because it connects a number of existing and emerging settlements and provides a link with R33.

Lower Order Corridors

These corridors ensure linkages between settlements and serve as strategic areas for the location of public facilities and webs of settlement. They are not demarcated on the maps as

there are a large number of such access routes, which do not provide vital strategic information, or require to be strategically evaluated within this spatial development framework.

Summary

The settlement pattern so represented by the secondary and primary centers, demonstrates a scattered pattern of human settlement. This has a negative bearing on the cost effective provision of engineering and social services. It also has ramifications in respect of transportation. Most of the centers are located on either primary or secondary transportation corridor. Although this is an advantage, the quality of the roads is often poor. The settlements are reliant on taxis as a mode of transport, as there is no bus service in the area. The industry is characterised by unreliability, thereby providing commuting difficulties.

Broad Land Use Structure

The Nquthu area is characterised by a half of it being land with little gradient (the northern sector) and the rest of it, or southern sector, being dominated by mountains and streams, by far the major portion of the area being utilization for farming practices. There is practically no commercial farming enterprise in the area, and mostly subsistence farming is practiced. Land management practices are often found wanting and would have to be addressed as is indicated through potential agricultural projects.

The only urban node in the area is Nquthu village, offering the widest range of opportunities in respect of services. Even though this is the situation, the town is underdeveloped as a result of low-income levels prevailing in the area.

Residential Settlements: are scattered over the entire municipal area and are found in small and large clusters. As already highlighted, this has certain ramifications in respect of the economical provision of engineering and social services. It also has a negative impact on the accessibility of Nquthu village as the Primary Administrative Centre.

Conservation areas: are found in the southern portion of the municipal area where an undulating topography prevails. There are also wetlands in this area and these areas will require special attention from a conservation perspective. Other smaller areas worth of conservation are found in the north of the municipal area, with other areas scattered over the entire municipal area.

Summary

The key issues in respect of the Spatial Framework include the lack of infrastructure in the development pattern that has unfolded in the Nquthu Area. As a result, the area has little in the form of good access roads on a localized level and in respect, relies heavily on one primary transportation route. It will be necessary to improve the quality of transportation routes in general, and also to compact and concentrate settlements in the identified nodes or Secondary and tertiary Centres.

Proximity to larger and established urban areas such as Dundee and Vryheid will always influence economic growth and development pattern. Dundee in particular poses a threat not only due to its proximity to Nquthu village but also due to its relatively well-developed infrastructure.

Nquthu Municipality will have to focus on the cornerstones of the local economy, the agricultural Sector and Tourism. In respect the development, hospitality industry in the form

of accommodation establishments, guesthouses and bed and breakfast facilities will be important. The need not be of a first world, as foreign tourists favour the cultural heritages on offer in South Africa.

It is also important to read this document with the Land Use Management System that will the municipality on the future development of areas that have potential to becoming income generating baskets.

12 MONITORING OF HOUSING PROJECTS

As part of the strategic interventions in the implementation of the housing projects it is imperative to lay down the monitoring system that would be followed in checking whether the set objectives are adhered to or not, if not intervention programmes be utilized immediately. Therefore, the table below serves to outline that.

12.1 Performance Indicators

PRIORITY PROGRAMS	STRATEGY/IES	PERFORMANCE INDICATOR	ASSUMPTIONS
Finalisation of existing projects	Completion of Phase 3 Low Cost Housing	2500 units to be completed by end of 2017	Program complete if more 95% units completed
Upgrading of slums/informal settlements	Monitor the establishment of informal settlements, if any	Settlements are identified and categorized according to development route.	Housing Official is able to identify informal settlements i
Extension of Rural Housing Development	Phasing of the Projects over a period of 5 years	<ol style="list-style-type: none"> 1. Land availability agreements obtained 2. Formation of Development Structures inclusive of Amakhosi and Municipality 3. Submit conditional approval 4. Pls submission 5. HEAC 6. Approval 7. Contracts 	<p>Need for housing project to be from Amakhosi and community</p> <p>Amakhosi to agree to development</p> <p>Policies and procedures have been clearly explained to all stakeholders</p> <p>That housing consumer education is in place</p> <p>That the land availability procedure is exhausted and finalised by the Ingonyamana Trust and the form of Tenure is also finalised</p> <p>That there is no land claim on the proposed development</p> <p>That there is maximum economic benefit from the community on the project</p> <p>That there is skills transfer and capacity building during implementation phase of</p>

			the project. That all stakeholders are involved in the implementation of the project. That the spatial development plan is used in the process and EPWP Program is adhered to
Upgrading Hostels	N/A	N/A	N/A
Provision of Rental Housing	Construction of at least 500 units to be used as rental stock	Readily available list of potential occupants Projections of income to be derived from rental stock Specifications of proposed rental stock	This is in line with the aspect of municipal self sustainability as this would ensure and regulate the behavior of unscrupulous landlords and ensures fair and reasonable rent being paid by the tenants who in this case would be mostly professionals employed locally.
Development of Urban Housing	Implementation of Town Planning systems already developed	Identification of beneficiaries Town Planning Layout	Municipality recovering costs through rentals and rates for use of services
Special Projects	Construction of Aids Villages Having Community Gardens	Submission of Detailed Self Sustaining Program	Decrease in numbers of Aids Sufferers in Nquthu Hospital
Finalisation of old Business	N/A	N/A	N/A
Implementation of Capacity Building Programs	Implementation of Housing that are community driven	Employment of local people in implementation of housing projects	More than half of contract workers involved in every project locally to be women and youth
People Centred Housing Development (People's Housing Process)	Individual beneficiaries to form construction teams in the implementation of housing projects	Pre-project Implementation Training Workshops	Local People being team leaders in construction teams
Promotion of Marginalized Women in Construction	Ensure that more 50% of organizations involved in implementation of each housing related project are women organization	Implement Small Builders Training Program. Train them using Seta material and funding	Formation of Construction Co-ops of Women Organisation
Savings Linked	Formation of Co-	Introduction of Savings Co-ops	Promotion of stock fellas

Subsidies	operatives		and other modern savings schemes
Housing subsidy to the disabled	Construction of houses that are user friendly to individuals that are disabled	Ensure that a certain number of subsidies are set aside for disabled	Physical identification of individuals with disabilities and house plans to specifically designed to cater for their special needs
Emergency Housing Needs	To able to meet emergency critical situations such as floods	Phasing of projects over a period of 8 years	Completed units used

12.2 Current and Proposed Housing Projects 2012-2017

Current Housing Projects	Wards	No of Units	Subsidy	Budget R Million
Jabavu/ Masotsheni	12 & 10	500	81,383	40.7
Luvisi	14	500	81,383	40.7
Ngelokodo	17	500	81,383	40.7
Nquthu Municipality (Phase I & II)	14	2200	82,228	180.9
Vumehlo/ Gubaza	11	500	81,383	40.7
Approved Housing Projects				
Qhudeni	1	500	81,383	40.7
Jama	3 & 4	500	81,383	40.7
Isandlawana	9 & 10	500	81,383	40.7
Ndatshana	16	500	81,383	40.7
Nondweni	6	500	81,383	40,7
Totals		6, 200		545.3

Phasing of the projects would ensure that all community members would be satisfied with service delivery. In addition to this, it would provide vast and distributed employment opportunities to all members of communities spread around Nquthu area.

Further more the following projects have been suggested in the 2012 IDP

New Priority Housing Projects as per the IDP

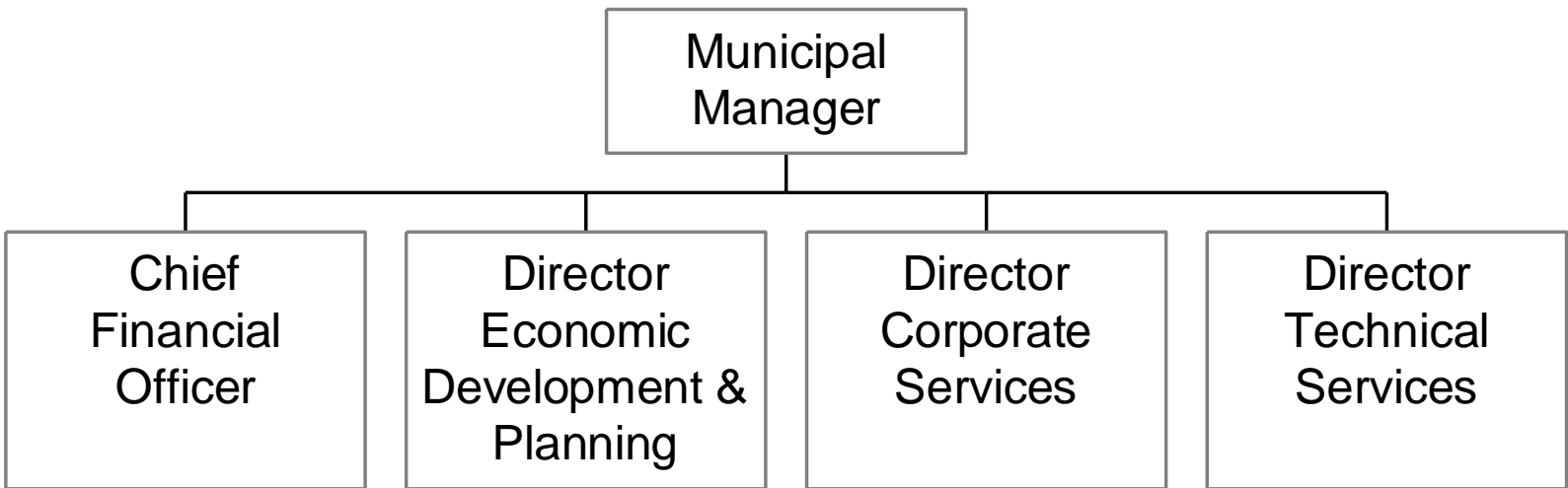
Project Name	Ward
• Haladu and Leneha	16
• Ndindindi and Nhlalakahle	7
• Mashesheleni andMafihleni	13
• Mtshongweni	10
• Maduladula and Patsoana	7 & 8
• Ngonini	10
• Zicole	13
• Hlazakazi and Magogo	2 & 3
• Mhlungwane and Battleside	5 & 7
• Thelezini and Hoqo	15

All second phases will depend on the round-up of all wards as well as per the priority set by council and the availability of resources.

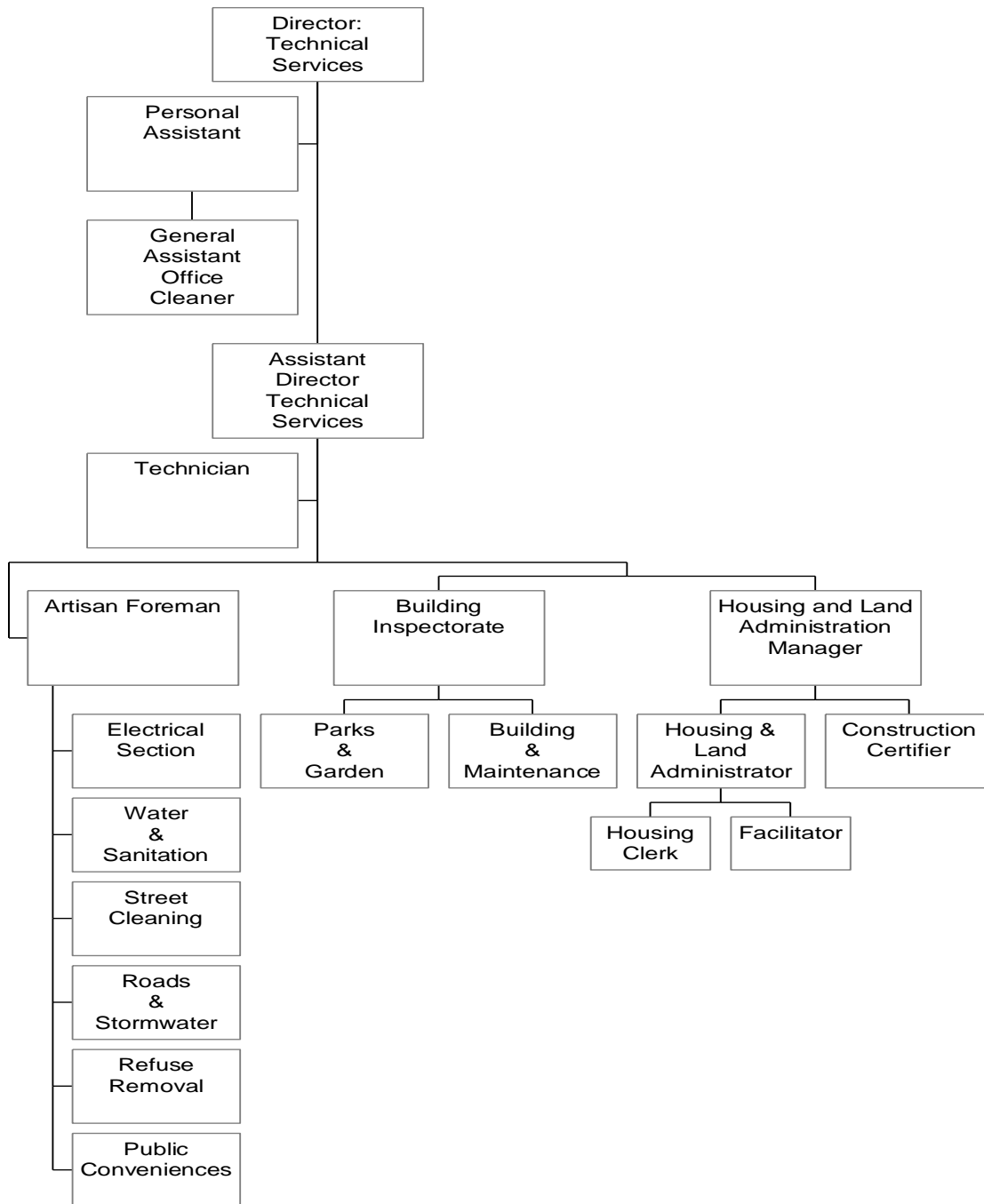
13 INSTITUTIONAL STRUCTURE

Having a good strategic plan is one thing but it is as good as having a piece with nothing written on it if there are no resources for implementing and monitoring it. As part of the process, it is of utmost importance to recommend a monitoring structure that will ensure implementation of the housing implementation.

13.1 Technical Operational Structure



13.2 The Detailed Technical Services Structure



13.3 Roles & Responsibilities of the Planning Department

- Run the housing components within the municipality
- Ensure fair appointment of the project managers and monitor their performance
- Implement housing projects
- Ensure that funding for bulk services on each of the projects is reserved with the District Municipality
- Define and set out performance standard for the implementing Agents and Project Managers
- Check and monitor all project programs on monthly basis
- Trouble shoot on block necks that may hinder progress of each of the housing projects.
- Control and monitor budget of each of the projects being implemented.
- Interpret housing policies and have a full understanding of funding application procedures
- Ensure that the correct housing package is utilized in the relevant area.
- Ensure participation by all stakeholders on the implemented project.
- Facilitate housing education to all beneficiaries of each project (utilize Flemish Funds)
- Resolve any conflicts that may arise during implementation of the project.
- Ensure that the local communities derive economic benefit on each of the implemented project.
- Ensure that implementation of the projects is done in a fair manner.
- At all costs, ensure that nepotism does interfere in the distribution of housing units or subsidies.
- Monitor and ensure adherence to quality building standards and alignment to NHBRC standards.
- Ensure Black Economic Empowerment during implementation of the projects.
- Ensure that all other Government spheres have a role to play in the implementation of housing projects.
- Ensure that the beneficiaries receive value for money
- Ensure incorporation of the EPWP program in the implementation of each of the housing projects.

14 ORIGINAL PROPOSED POLICY ON RENTAL STOCK

Preamble

In line with the call from the National Ministry of Local Government, that “Municipalities must eventually be able to create and manage their own wealth through donations, collection of rates and sponsorships. Nquthu Municipality is of the opinion that rental stock can assist in this aspect and may contribute a lot to a healthy cash flow that is not hindered by other unknown factors.

However in order for this rental stock to be effectively administered, there must a policy instrument coupled with an administrative structure that would ensure effective implementation of the policy, hence the draft policy document outlined below.

Administration

The administration, control and allocation of all rented housing units vests with the Municipal Manager’s office, which shall refer all maintenance responsibilities to the Director of Technical Services. However collection of rental rests with the Finance Section.

Requisition For Housing

No allocation of housing will be considered without a requisition issued thereof by the Director of Technical Services, and which requisition indicates the date of appointment, post and other pertinent details of the applicant.

Specific Availability

The availability of rental stock is subject to availability of funds from the DOH and allocation is subject to approval by the Municipal Manager’s Office.

Municipal Salaried Staff

The principle to provide rented housing to employees shall be confirmed by seniority and family status shall apply.

Priority: Allocation Of Units

Housing units will be allocated based on the following factors that will be taken into consideration and subject to availability of a Council owned dwelling unit

- Salary Level
- Years of service within the Municipality
- Size of family

Signing Of Lease Agreements

Municipal employees or individuals, who have been notified that a specific unit has been allocated and who have accepted such allocation, shall be compelled to sign the Deed of Lease Agreement.

Contravention Of Conditions

Any contravention of the Conditions of Lease by an employee or individual and which breach has been rectified after seven days written notice (by delivery of the notice to the rental unit concerned) Shall be reported to the section (if an employee) and institution of disciplinary procedure shall instituted in accordance with the Conditions of Employment and the Labour Relations Act.

Application Of Special Rentals

The rentals amounts would be determined on the basis of housing stock to be made available (specifications). The Municipal Manager's office, the Director of Technical Services, the Housing Manager and Finance shall determine and outline rental scale for rentals payable.

The revision and adjustment of such shall be done from time to time. Submission of such shall be made to the full Council through the Honorable Mayor.

Private Lease Agreements

The Municipality shall at its own will be at liberty to lease rental stock units, which are not required for occupation by municipal employees, on a month to basis to the private sector at marketed related rentals.

Adjustment Of Rent

The Municipality reserves the right to adjust rental tariffs from time to time.

Extended Occupation

Pensioned Employees

Employees going on pension and who make use of municipal rented housing will be allowed an additional period of 90 days to vacate the premises in question. A subsidized rental will be applicable for the extended period.

Deceased Employee

Should an employee who utilizes subsidized rented housing be deceased, his/her dependants who occupied the unit will be allowed an additional period of 3 (three) calendar months, after the date of e death, to remain in occupation of the relevant unit at the rental level that was applicable before the passing away of the employee.

Notice Period

The ruling will be strictly applied that one-month notice has to be given before a unit can be vacated, unless the Municipality waives this requirement and the respect and relevant employee have received written confirmation.

Keys

No keys will be handed over unless all administrative and legal requirements have been complied with. Such procedures have to be finalised during normal working hours.

Should an employee arrive outside normal working hours, the Housing Section may receive the keys and thereafter attend to all administrative and legal procedures.

The keys to a unit that is being vacated have to be handed in before 16:00 on the day that the premises are vacated and non-compliance could result in the relevant lessee being held liable for any loss of rental income by the Municipality.

Recording Of Defects

Within one week of the occupation of a unit, the lessee/employee must sign a clearance certificate stipulating that the unit was received in good and acceptable condition and all defects (if any) have to be recorded in writing for further attention.

Deposit

A deposit is payable prior to occupation of rental stock which is retained by the Municipality for duration of stay and is only released once the Municipality is satisfied with state of the unit. Otherwise the Municipality has the obligation to forfeit the deposit to be utilised to pay for any damages incurred occupation of rental stock.

Compensation: Improvements

Municipality's prior written approval has to be obtained before any improvements are effected to rented housing units.

No compensation will be paid for such improvements upon termination of the occupation and any such improvements will be deemed to be a fixture and will revert to Municipality's ownership upon vacating of the property.

15 CONCLUSION & RECOMMENDATIONS

Projects Planning

- Currently the housing program in the municipality seems to be moving extremely slowly. Plans and estimates made in the 2005 Housing Sector Plan have in general not been realised. Therefore, the primary concern of the Municipality and especially the housing official should be responsible for assessing each project to develop strategies for fast tracking these developments.
- It is vital that Housing Official allocate a specific time for Housing Forum meetings (E.g. every two months.) This will greatly improve communications and ensure that Implementing Agents and Project Managers are accountable for delivering housing in the municipality.

- Scheduling of projects to be done systematical taking into consideration of availability of water and funding for bulk services
- Scheduling of projects for implementation to be done by both the technical unit and the housing unit
- The municipality to build its own capacity on project packaging and management

Project Implementation

- The housing official should source advice from the relevant project monitors appointed by the DoHS
-
- Monitoring and evaluation of projects to be done by both the Technical Unit and the Housing Unit
-
- The municipality to appoint Project Managers and Implementing Agents using the Performance Contracts with set time frames
-
- Ensure that contractors adhere to quality standards set by NHBRC and SABS respectively and that this is not compromised at the expense of maximization of profit margins
-
- The municipality to use contractors from its existing database
-
- That the municipality ensure incorporation of EPWP and PHP in the implementation of projects

Capacity Building

- That the municipality appoints a competent consultant who would ensure operationalisation of the proposed Housing Structure

16. REFERENCES

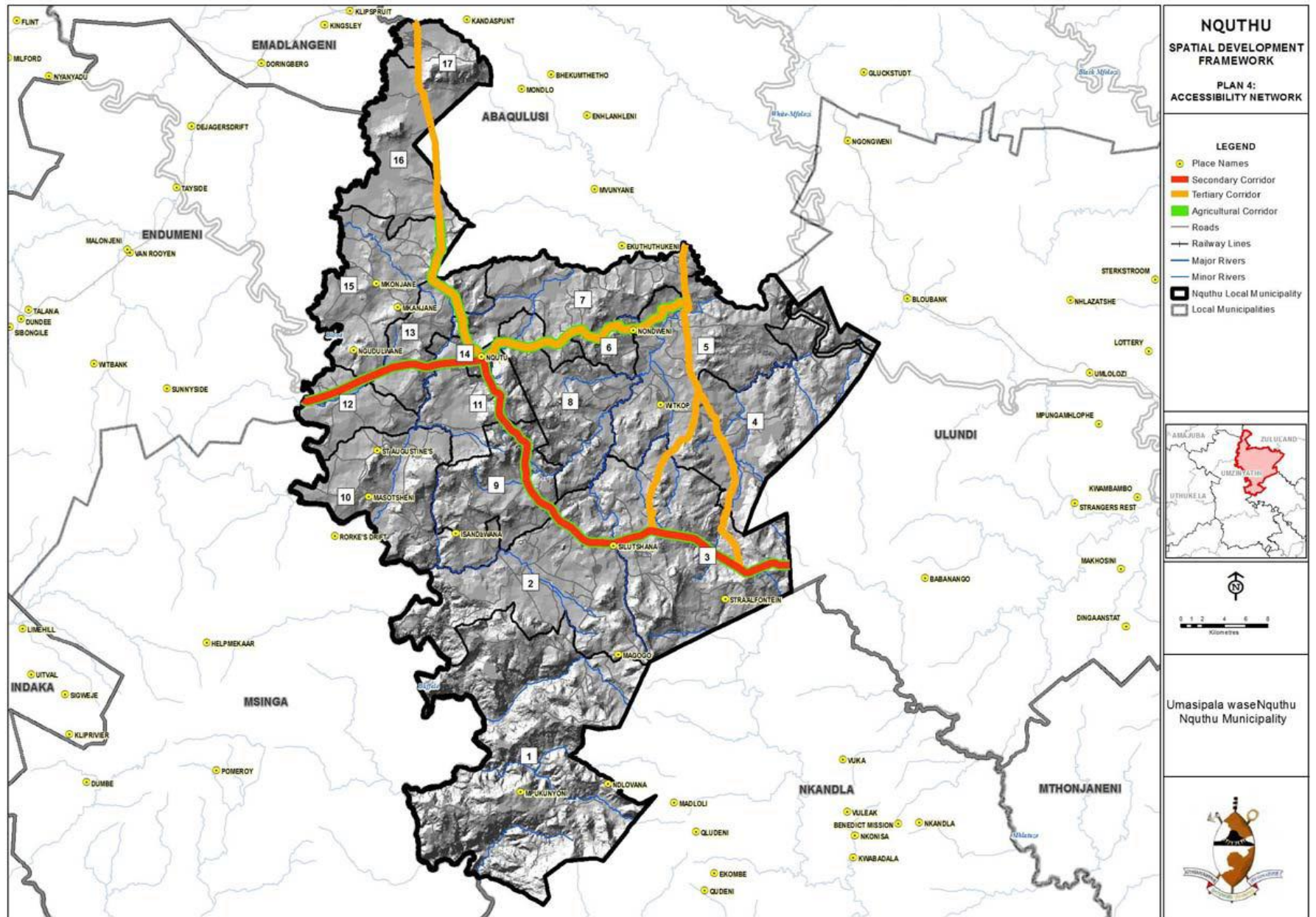
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17. ADDENDUM

Nquthu Spatial Development Plan

Nquthu Housing Development Plan (Old and new wards)

Spatial Development Plan: Nquthu (Source Nquthu IDP: 2012)



Current and Planned project as per the 2012 IDP with updated subsidy and budget figures

Current Housing Projects	No of Units	Ward
Jabavu/ Masotsheni	500	12 & 10
Luvisi	500	14
Ngolokodo	500	17
Nquthu Municipality (Phase I & II)	2200	14
Vumehlo/ Gubaza	500	11
Planned Housing Projects		
Qhudeni	500	1
Jama	500	3 & 4
Isandlawana	500	9 & 10
Ndatshana	500	16

New Priority Housing Projects as per the IDP

Project Name	Wards
• Haladu and Leneha	16
• Ndindindi and Nhlalakahle	7
• Mashesheleni and Mafihleni	13
• Mtshongweni	10
• Maduladula and Patsoana	7 & 8

• Ngonini	10
• Zicole	13
• Hlajakazi and Magogo	2 & 3
• Mhlungwane and Battleside	7 & 5
• Thelezini and Hoqo	15

Municipal Plan showing linkage between the old and the new ward numbers

